

2022-012974

Klamath County, Oregon



00308237202200129740020025

11/02/2022 11:32:48 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO
AND SEND TAX STATEMENTS TO:

Blane & Linda Dodson
1250 Oregon Street
Crescent City, CA 95531

Bargain and Sale Deed

Blane Dodson, the affiant of the duly filed affidavit concerning the small estate of Edwin Gene Dodson, filed in the Circuit Court for Klamath County Oregon, Case no. 22PB04851, GRANTOR, conveys to Blane and Linda Dodson, Grantees, the following described real property:

Klamath Forest Estates 1st Addition Block 44 Lot 11.
Commonly Known as APN: 3510-028D0-02900

The true consideration for this conveyance is other; transfer from decedent's small estate pursuant to the terms of the small estate affidavit.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon laws 2007, Sections 2 to 9 and 17, Chapter 855, Oregon laws 2009, and Sections 2 to 7, Chapter 8, Oregon laws 2010. This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

DATED this 31 day of OCTOBER, 2022.

Blane Dodson, Grantor

Affiant of the duly filed affidavit concerning the small estate of Edwin Gene Dodson, filed in the Circuit Court for Klamath County, Oregon, Case NO. 22PB04851

See attached California Notary Acknowledgement.

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Del Norte

} s.s.

On October 31, 2022 before me, Aleta M. Mattz, Notary Public

Name of Notary Public Title

personally appeared Blane Dodson

Name of Signer (1)

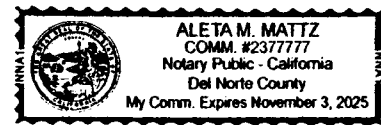
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Aleta M. Mattz
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Bargain and

Sale Deed

containing 2 pages, and dated 10/31/2022

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☒ Trustee(s)
☐ Other:

representing:

Name(s) of Person(s); Entity(ies); Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ Form(s) of identification ☐ Credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

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