

2022-012988

Klamath County, Oregon

11/02/2022 02:48:02 PM

Fee: \$87.00

**Return To:
Deschutes County
Title Company**

DE 18444 / 566863Am

AFTER RECORDING, RETURN TO:

Nancy Kyker, Sr. Paralegal
O'Donnell Law Firm LLC
1 Centerpointe Dr., Suite 505
Lake Oswego, OR 97035

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS

SHALL BE SENT TO THE FOLLOWING ADDRESS:

John and Theresa Ernst
PO Box 707
Gilchrist, OR 97137

AFFIANT'S BARGAIN AND SALE DEED

RICHARD SMALLIN, Affiant under the Amended Affidavit of Claiming Successor of Intestate Estate for the Small Estate of Sandra Louise Wylie (who was also known as Sandra L. Sands and who took title as Sandra Sands), deceased, filed August 9, 2022, in Klamath County Circuit Court and assigned Case No. 22PB05692, and Richard Smallin, individually, as the sole heir, hereinafter collectively Grantor, convey to John Ernst and Theresa Ernst, as tenants by the entirety, collectively Grantee, the real property commonly known as 137447 N Hwy 97, Crescent, Klamath County, Oregon, 97733, and more particularly described as:

A parcel of land lying in the NW 1/4 of the NE 1/4 Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the iron pipe on the Easterly right of way of U.S. Highway 97 (this iron pipe is South 15° 34' West 870.2 feet from the intersection of this Easterly right of way line, and the Section line of Sections 19 and Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 74° 26' East 200 feet to an iron pipe; thence South 15° 34' West 200 feet to an iron pipe; thence North 74° 26' West 200 feet to an iron pipe on the Easterly right of way line of U.S. Highway 97; thence North 15° 34' East 200 feet along said right of way line to the point of beginning.

The true and actual consideration for this transfer is \$132,000.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 28 day of Oct., 2022.

SMALL ESTATE OF SANDRA L. WYLIE

By: Richard Smallin
Richard Smallin, Affiant

Richard Smallin
Richard Smallin, individually, as the sole heir

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me this 28th day of October, 2022, by Richard Smallin, the affiant of the Estate of Sandra Sands Wylie, on behalf of the estate and by Richard Smallin, individually, as the sole heir of this estate.

AA
Notary Public for Oregon
My Commission Expires: January 31st, 2026

