

Until a change is requested, all tax statements shall be sent to the following address:

Darleen R. Warfel
P.O. Box 1085
Campbell, CA 95009

AFTER RECORDING RETURN TO:
Sorenson, Ransom & Ferguson, LLP
133 NW D Street
Grants Pass, OR 97526

BARGAIN & SALE DEED BY CLAIMING SUCCESSOR

DARLEEN R. WARFEL, the claiming successor of the Small Estate of Geraldine Arney, Deceased, State of Oregon, Jackson County Circuit Court, Case No. 17-PB-09478, Grantor, conveys to Darleen R. Warfel, Trustee of the Exemption Trust under the Arney Family Trust dated March 13, 2002, a five percent (5%) undivided interest in that real property situated in Klamath County, Oregon, which is legally described as follows:

Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 330 FEET SOUTH AND 279.16 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE EAST 137 FEET; THENCE SOUTH 274 FEET; THENCE NORTHWEST ALONG U.S.R.S. DITCH TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 203 FEET TO THE POINT OF BEGINNING.

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.

The true consideration for this conveyance is \$none. This conveyance is executed to complete the transfer of the real property by the claiming successor in accordance with the Small Estate of Geraldine Arney, Deceased, State of Oregon, Jackson County Circuit Court, Case No. 17-PB-09478.

DATED THIS 24 day of October, 2022.

Darleen R Warfel
DARLEEN R. WARFEL, as claiming successor of the Small Estate of Geraldine Arney, Deceased.

STATE OF , County of) ss. , 2022.

The foregoing instrument was acknowledged before me by Darleen R. Warfel, in her capacity as the Claiming Successor of the Small Estate of Geraldine Arney, deceased.

SEE CA NOTARY ATTACHMENT

Notary Public for
My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

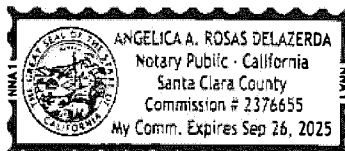
State of California

County of Santa Clara

On 10/24/2022 before me, Angelica A. ROSAS DELAZERDA, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Darleen R. Warfel
Name(s) of Signer(s)

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.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed by Claiming Successor

Document Date: 10/24/2022 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____