

2022-013395

Klamath County, Oregon

11/16/2022 03:14:02 PM

Fee: \$102.00

AFTER RECORDING, RETURN TO:

Joel Colter

4025 Cherokee Dr.
Springfield OR 97478

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS

SHALL BE SENT TO THE FOLLOWING ADDRESS:

Joel Colter

4025 Cherokee Dr.
Springfield OR 97478

AFFIANT'S BARGAIN AND SALE DEED

RONALD K. ROSE, as claiming successor for the ESTATE OF MARLYS I. WILLIAMS, deceased, the Affiant, and LORI RAE GHERTLER, LESTER EARL SEWALL, LYNNE KAE ROSE and LANE WILLIAM SEWALL, the heirs, hereinafter collectively Grantor, convey to JOEL COLTER, Grantee, the real property in Klamath County, Oregon, and more particularly described as:

LOT 3, BOOK 16, FIRST ADDITION TO RIVER PIPE ESTATES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE
OF THE COUNTY CLERK OF KLAMATH COUNTY AND STATE OF
OREGON.

The true and actual consideration for this transfer is \$85,000.

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 10th day of November, 2022.

SMALL ESTATE OF MARLYS I. WILLIAMS

HEIRS

By: Ronald K. Rose
Ronald K. Rose, Affiant

Lori Rae Ghertler
Lori Rae Ghertler, heir

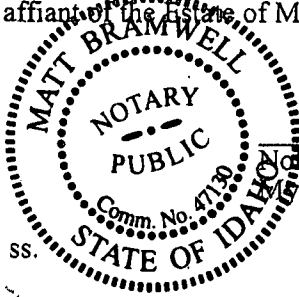
Lester Earl Sewall
Lester Earl Sewall, heir

Lynne Rae Rose
Lynne Rae Rose, heir

Lane Williams Sewall, heir

STATE OF IDAHO)
County of Ada) ss.

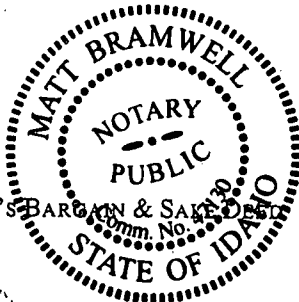
The foregoing instrument was acknowledged before me this 10th day of November, 2022, by **Ronald K. Rose**, the affiant of the Estate of Marlys I. Williams, and on behalf of the estate.



[Signature]
Notary Public for Oregon
My Commission Expires: _____

STATE OF IDAHO)
County of Ada) ss.

The foregoing instrument was acknowledged before me this 10th day of November, 2022, by **Lori Rae Ghertler**.



[Signature]
Notary Public for Idaho
My Commission Expires: _____

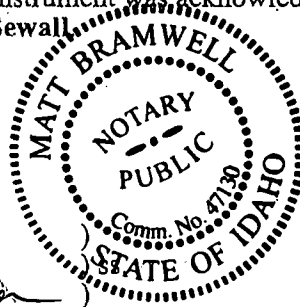
Residing in: **Star, ID**
Commission expires: **5/11/2024**

STATE OF IDAHO

County of Ada

ss.

The foregoing instrument was acknowledged before me this 10th day of November, 2022, by Lester Earl Sewall.



[Signature]
Notary Public for Idaho

My Commission Expires: _____

Residing in: Star, ID

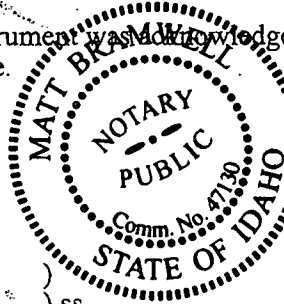
Commission expires: 5/11/2024

STATE OF IDAHO

County of Ada

ss.

The foregoing instrument was acknowledged before me this 10th day of November, 2022, by Lynne Kae Rose.



[Signature]
Notary Public for Idaho

My Commission Expires: _____

Residing in: Star, ID

Commission expires: 5/11/2024

STATE OF OREGON

County of _____

ss.

The foregoing instrument was acknowledged before me this _____ day of November, 2022, by Lane William Sewall.

[Signature]
Notary Public for Oregon

My Commission Expires: _____

AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this ____ day of November, 2022.

SMALL ESTATE OF MARLYS I. WILLIAMS

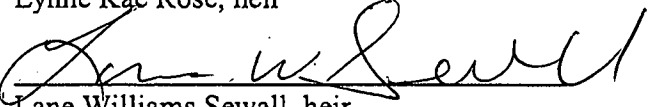
HEIRS

By: _____
Ronald K. Rose, Affiant

Lori Rae Gherlter, heir

Lester Earl Sewall, heir

Lynne Kae Rose, heir


Lane Williams Sewall, heir

STATE OF IDAHO)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of November, 2022, by **Ronald K. Rose**, the affiant of the Estate of Marlys I. Williams, and on behalf of the estate.

Notary Public for Oregon
My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of November, 2022, by **Lori Rae Gherlter**.

Notary Public for Idaho
My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of November, 2022, by **Lester Earl Sewall**.

Notary Public for Idaho
My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by **Lynne Kae Rose**.

Notary Public for Idaho
My Commission Expires: _____

STATE OF OREGON)
) ss.
County of POLK _____)

The foregoing instrument was acknowledged before me this 9th day of November, 2022, by **Lane William Sewall**.

Korrina J. Osborn

Notary Public for Oregon
My Commission Expires: 10-13-26

