2022-013713

Klamath County, Oregon

11/28/2022 10:39:01 AM

Fee: \$82.00

AFTER RECORDING RETURN TO:

Jonathan Cohn 223 NE 28th Avenue Portland, OR 97232

SEND ALL TAX STATEMENTS TO:

Jonathan Cohn 223 NE 28th Avenue Portland, OR 97232

BARGAIN AND SALE DEED

Grantor, Joan Hess, hereby conveys to Jonathan Cohn, Grantee, her entire interest, whether acquired by operation of law or otherwise, and subject to all encumbrances of record, in the real property located in the county of Klamath, state of Oregon, described as follows:

Lot 12, Block 107 Klamath Falls Forest Estates, Highway 66, Plat 4

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. ORS 93.040(1).

True consideration for this conveyance is \$0 and is in furtherance of the distribution of property within Multnomah County Case 21DR10203.

| This property is free from encumbrances except for those of record. | |
|---|---|
| DATED: 11 16 2022 | Jo des |
| | Joan Hess, Grantor |
| STATE OF OREGON) ss. | r |
| County of Multnomah) | |
| On this 16 day of 10 day of 2022, the foregoing instrument was acknowledged before me by Joan Hess as her voluntary act and deed. | |
| OFFICIAL STAMP KERRY MELISSA WHEELER NOTARY PUBLIC - OREGON COMMISSION NO. 991689 MY COMMISSION EXPIRES SEPTEMBER 22, 2023 | NOTARY PUBLIC FOR OREGON My Commission Expires: 9/22/23 |