

Returned at Counter

2023-000964

Klamath County, Oregon

BARGAIN AND SALE DEED



00311457202300009640020026

Jeanette Spana, Claiming Successor
Grantor

02/10/2023 03:47:15 PM

Fee: \$87.00

Jeanette Spana, et al
2808 7th Street Road
New Kensington, PA 15068
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 4th day of February, 2023, by and between JEANETTE SPANA, the affiant named in the duly filed affidavit concerning the small estate of DAVID R. SPANA, deceased, hereinafter called the first party, and KATHLEEN HETU, KENNETH BOYD, ANN BOYD, MARY LOU GROTZINGER, CYNTHIA CSONKA, DEBBIE CAMACHO, BARBARA MARGUCCI, JOSEPH MIELECKI, DONALD BOYD, PATRICE MAJERAN, JOSEPH SPANA JR., CHRISTINA BENSON, RICHARD SPANA, ERIC SPANA, RANDY SPANA, RICKY SPANA, RENEE SPANA VOGEL, ROCHELLE SPANA, and RIED SPANA, as joint tenants with rights of survivorship, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

Lots 2 and 3, Block 131, Klamath Falls Forest Estates Highway 66 Unit, Plat. No. 4, as recorded in Klamath County, Oregon.

Map/Tax: 3811-001DO-02200; R-457865

Map/Tax: 3811-001DO-02100; R-457874

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever

The true consideration for this conveyance is assessed value is \$0 ("NONE") for the purposes of probate.

Dated this 4th day of February, 2023.

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.

In Witness Whereof, Grantor, Jeanette Spana, Claiming Successor, has executed this instrument this 4th day of February, 2023.

Jeanette Spana
Jeanette Spana, Claiming Successor

STATE OF PENNSYLVANIA)
County of Butler) ss.

On February 4th, 2023 before me,

Barbara L Alderson

Notary Public, personally appeared, Jeanette Spana, Claiming Successor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and seal.

Signature Barbara L Alderson (Seal)
My Commission Expires: 01/22/2025

Barbara L Alderson, Notary Public

