2023-002673 Klamath County, Oregon

00313575202300026730010017

04/12/2023 10:25:52 AM

Fee: \$82.00

change is requested) send tax statements to:

After recording, please return this deed to, and (until a

Jennifer Dever 7 Shawn Drive Swansea, IL 62226

The identities of the Grantor(s) and Grantee(s) are:

Grantor:

Estate of Theresa Alhart 1607 S. Alexander St. Ste. 101 Plant City, FL 33563-8421 Grantee:

Jennifer Dever 7 Shawn Drive Swansea, IL 62226

BARGAIN AND SALE DEED

Benjamin C. Sperry, Affiant of the Small ESTATE OF THERESA ALHART, in Klamath County Case No. 22PB05581, *Grantor*, hereby conveys to JENNIFER DEVER, *Grantee*, an undivided fifty percent interest in the following described real property, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises.

The N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{2}$ of Section 25, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$3,440.00. Prior to this conveyance, Theresa Alhart and Jennifer Berry (nka Jennifer Dever) owned the property as tenants in common. Jennifer Dever now owns 100% of the property.

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 will 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 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 5th day of April, 2023.

GRANTOR:

Benjamin €. Sperry, Affiant of the Small Estate of Theresa Alhart

BENJAMIN C. SPERRY,

Affiant of the Small Estate of Theresa Alhart

STATE OF FLORIDA

) ss.

County of Hillsborough

The foregoing instrument was acknowledged before me this 5th day of April, 2023, by Benjamin C. Sperry, Affiant of the Small Estate of Theresa Alhart, *Grantor*.



WHTNESS my hand and official seal.

Notary Public