04/24/2023 11:34:15 AM

Fee: \$87.00

SPACE RESERVED FOR RECORDER'S USE

Diana Lee Charley
830 N 2nd ST
Kanath Falls Ove 97601 Joseph D. Leonard Celia Leonard. Grantee's Name and Address

After recording, return to (Name and Address):
I oseph D: Leonard Colia Leonard 980 N. w 95th St. Redmond OR 97756 Until requested otherwise, send all tax statements to (Name and Address): 990 NW 95 St. Kedmon DR

97756

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dona Lee Chaney

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Joseph Di LEON AS and Celia Leonard

State of Oregon, described as follows (legal description of property):

LOT 13, BLOCK 9, KLAMATH FALLS FOREST ESTATES, HWY 66, PLAT 1 R-3711-015BO-02200-00

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00 . 4 However, the actual consideration consists of or includes other property or value given or promised which is 🗆 part of the 💢 the whole (indicate which) consideration. (The sentence between the symbols of if not applicable, should be deleted. See ORS 93.030.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes

shall be made so that this instrument shall apply equally to businesses, other entities and to individuals. IN WITNESS WHEREOF, grantor has executed this instrument on April 24m, 2023 signature on behalf of a business or other entity is made with the authority of that entity.

signature on behalf of a business or other entity is made with the authority of the 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.

State of oregon. County of Clayburgham.

Ynthia lizet villasenor NOTARY PUBLIC OREGON COMMISSION NO. 1020834 MY COMMISSION EXPIRES JANUARY 17, 2026

This instrument was acknowledged before me on Diana Warey This instrument was acknowledged before me an Joseph D. Leonard and Ce Grantees as

STATE OF OREGON. County of <u>Klamath</u> .	} ss.
On April 24, 2023	before me personally appeared Long Lee
whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.	
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.	
OFFICIAL STAMP LISA MARIE KESSLER NOTARY PUBLIC - OREGON COMMISSION NO. 1029692 MY COMMISSION EXPIRES OCTOBER 17, 2026	Notary Public for Oregon My commission expires Outploy 17, 2026

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

FORM No. [23] - ACKNOWLEDGMENT, INDIVIDUAL. EA

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OFFICIAL STAMP
SA MARIE KESSLER
ARY PUBLIC - OREGON
MISSION NO. 1029692
XPIRES OCTOBER 17, 2026