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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2023-003038

Klamath County, Oregon



00313994202300030380020022

04/24/2023 11:34:15 AM

Fee: \$87.00

Diana Lee Chaney
830 N 2nd St
Klamath Falls Ore 97601

Grantor's Name and Address

Joseph D. Leonard
Celia Leonard.

Grantee's Name and Address

After recording, return to (Name and Address):
Joseph D. Leonard Celia Leonard

980 N.W. 95th St. Redmond OR 97756

Until requested otherwise, send all tax statements to (Name and Address):

Celia Leonard
980 NW 95 St. Redmond OR.

97756

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Diana Lee Chaney

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Joseph D. Leonard and Celia Leonard

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

LOT 13, BLOCK 9, KLAMATH FALLS FOREST ESTATES,
HWY 66, PLAT 1 R-3711-015B0-02200-00

(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. 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 ":", if not applicable, should be deleted. See ORS 92.030.)

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 24th, 2023 : any signature on behalf of a business or other entity is made with the authority of that entity.

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 Klamath

This instrument was acknowledged before me on

by Diana Chaney

This instrument was acknowledged before me on

by Joseph D. Leonard and Celia Leonard

as Grantees

of



OFFICIAL STAMP

CYNTHIA LIZET VILLASEÑOR

NOTARY PUBLIC - OREGON

COMMISSION NO. 1020834

MY COMMISSION EXPIRES JANUARY 17, 2026

Notary Public for Oregon

My commission expires



MY COMMISSION E

STATE OF OREGON.

County of Klamath } ss.

On April 24, 2023 before me personally appeared Dana Lee
Chaney DATE

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.



Lisa M. Kessler
Notary Public for Oregon
My commission expires October 17, 2026

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OFFICIAL STAMP
LISA MARIE KESSLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1029692
EXPIRES OCTOBER 17, 2026