

Oakes Law



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04/26/2023 02:13:18 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Cynthia J. Smith, Claiming Successor
Grantor

Cynthia J. Smith, et al
P.O. Box 937
Klamath Falls, OR 97601
Grantee

After recording return and send tax statements to:
Grantee

THIS INDENTURE made this 25 day of April 2023, by and between CYNTHIA J. SMITH, the affiant named in the duly filed affidavit concerning the small estate of Clara Rachael Kusatake, deceased, hereinafter called the first party, and to the following grantees:

1. CYNTHIA J. SMITH, as to a one-third undivided interest of Clara Rachael Kusatake's one-half undivided interest;
2. VICTOR SERRANO JR. as to an undivided 1/2 of a one-third undivided interest of Clara Rachael Kusatake's one-half undivided interest, and SOPHIE SERRANO as to an undivided 1/2 of a one-third undivided interest of Clara Rachael Kusatake's one-half undivided interest;
3. SERENA MONTEZ as to a undivided 1/6 of a undivided one-third interest of Clara Rachael Kusatake's one-half undivided interest; MICHAEL SERRANO JR., as to a undivided 1/6 of a undivided one-third interest of Clara Rachael Kusatake's one-half undivided interest; TONY SERRANO, as to a undivided 1/6 of a undivided one-third interest of Clara Rachael Kusatake's one-half undivided interest; REGGIE SERRANO, as to a undivided 1/6 of a undivided one-third interest of Clara Rachael Kusatake's one-half undivided interest; TAMMY SERRANO, as to a undivided 1/6 of a undivided one-third interest of Clara Rachael Kusatake's one-half undivided interest; and TROY SERRANO, as to a undivided 1/6 of a undivided one-third interest of Clara Rachael Kusatake's one-half undivided interest,

as tenants in common, 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:

A one-half undivided interest in the following real property located at Lot 13 in Block 2 and the East 3.5 feet of Lot 12 in Block 2 of WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Map/Tax 3909-005BC-02500/ 532034

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 \$146,240.00

Dated this 25th day of April, 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, Cynthia J. Smith, Claiming Successor, has executed this instrument this 25th day of April, 2023.

Cynthia J. Smith
Cynthia J. Smith, Claiming Successor

STATE OF OREGON)
County of KLAMATH) ss.

On April 25, 2023 before me, Liberty Husser
Notary Public, personally appeared, Cynthia J. Smith 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 Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Liberty Husser
My Commission Expires: June 30, 2025

(Seal)

