

2023-004650

Klamath County, Oregon



00315935202300046500010013

06/16/2023 02:30:32 PM

Fee: \$82.00

Grantor's Name and Address

BRIDGET MCGONAGLE

PO BOX 405

BUTTE FALLS, OREGON 97522

Grantee's Name and Address

ANGELA RAE CHADD

9716 KILLDEER DRIVE

BONANZA, OREGON 97623

After recording, return to:

THE ESTATE PLANNING GROUP

711 BENNETT AVENUE

MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

ELIZABETH ANN PETERSEN

ANGELA RAE CHADD

9716 KILLDEER DRIVE

BONANZA, OREGON 97623

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that BRIDGET MCGONAGLE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey ***all her right, title and interest*** unto ANGELA RAE CHADD, 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, to-wit:

Lot 42 in Block 26 of FIRST ADDITION TO KLAMATH FOREST ESTATES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. *hmm*

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 \$ 0.00. (Zero). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

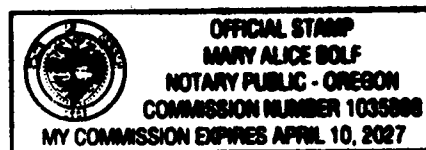
IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of May, 2023; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

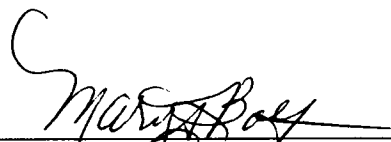

BRIDGET MCGONAGLE

State of Oregon

County of Jackson



Before me this 23rd day of May, 2023, personally appeared BRIDGET MCGONAGLE, and acknowledged the foregoing instrument to be her voluntary act and deed.


Notary Public of Oregon
My Commission expires: 4-10-2027