

Until a change is requested,
MAIL TAX STATEMENTS TO:
Cynthia C. Ray
17580 NW Springville Rd, Apt G11
Portland, OR 97229

After recording, RETURN TO:
Hillsboro Law Group PC
5289 NE Elam Young Pkwy Ste 110
Hillsboro, OR 97124

BARGAIN AND SALE DEED

Cynthia C. Ray, the Affiant named in the duly filed Small Estate Affidavit of Marianne Gertrud Ray, deceased, Grantor, conveys equal undivided shares to Belinda L. Ray, Alexander R. Ray and Cynthia C. Ray, not as tenants in common but with the right of survivorship, Grantees, in the following described real property:

Site Address: 3325 Delaware Avenue, Klamath Falls, Oregon 97603
APN: R527763

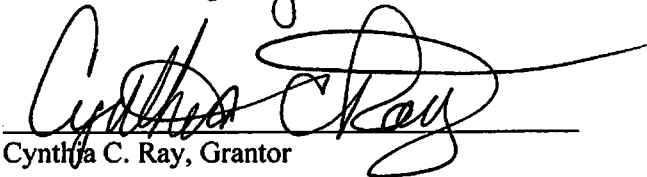
LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE WEST 70 FEET OF THE SOUTH 1/2 OF LOT 23 AND THE WESTERLY 95 FEET OF THE EASTERLY 205 FEET OF LOT 24, BLOCK 3, FIRST ADDITION TO ALTAMONT ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING THEREFROM THE SOUTHERLY 5 FEET OF LOT 24 TAKEN BY KLAMATH COUNTY FOR THE WIDENING OF DELAWARE STREET IN DEED VOLUME 348 AT PAGE 571, KLAMATH COUNTY, OREGON.

The true and actual consideration paid for this conveyance, is \$0.00, however, it is being done pursuant to the Small Estate of Marianne Gertrud Ray, Washington County Circuit Court Case No. 23PB00382.

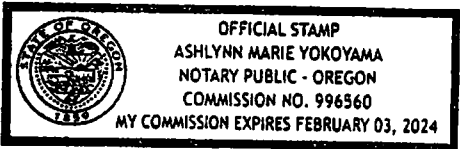
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this instrument on July 21, 2023.


Cynthia C. Ray, Grantor

STATE OF OREGON)
) ss.
County of Washington)

The above named Cynthia C. Ray, the Affiant named in the duly filed Small Estate Affidavit of Marianne Gertrud Ray, deceased, personally appeared on July 21, 2023, and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon