



After recording return to:
John Lagunas
2610 Main St
Malin, OR 97632

Until a change is requested all tax
statements shall be sent to the
following address:
John Lagunas
2610 Main St
Malin, OR 97632

File No.: 7161-4099823 (SA)
Date: September 26, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Marilyn Sharp as Affiant and Devisee and Verner Sharp, Jr., Steven Sharp and Thomas Sharp as Devisees of the Estate of Vivian Sharp, deceased, small estate case No. 20PB04469, Grantor, conveys to **John Lagunas,** Grantee, the following described real property:

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

LOTS 9 AND 10 IN BLOCK 34 IN THE CITY OF MALIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is **\$45,000.00.** (Here comply with requirements of ORS 93.030)

This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

APN: 123887

Bargain and Sale Deed
- continued

File No.: 7161-4099823 (SA)
Date: 09/26/2023

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.

Dated this 27 day of September, 2023.

The Estate of Vivian Sharp, deceased, Small
Estate Case No. 23PB04469


Marilyn Sharp, Affiant

Vernerd Sharp, Jr.

Steven Sharp

Thomas Sharp

APN: 123887

Bargain and Sale Deed
- continued

File No.: 7161-4099823 (SA)
Date: 09/26/2023

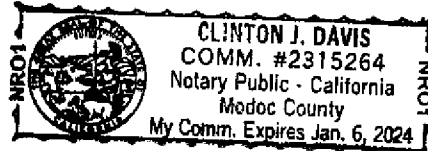
STATE OF CALIF)
County of SISKIYOU) ss.

This instrument was acknowledged before me on this 27th day of SEPT, 2023
by Marilyn Sharp as Affiant/Devisee of The Estate of Vivian Sharp, deceased, Small Estate Case No.
23PB04469, on behalf of the estate.

Clinton J. Davis

Notary Public for
My commission expires: 01/06/2024

STATE OF _____)
County of _____) ss.



This instrument was acknowledged before me on this _____ day of _____, 20____
by **Vernerd Sharp, Jr.**

Notary Public for
My commission expires:

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Steven Sharp.**

Notary Public for
My commission expires:

File No.: **7161-4099823 (SA)**
Date: **09/26/2023**

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Thomas Sharp**.

Page 4 of 4



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Dated this _____ day of _____, 20_____.

The Estate of Vivian Sharp, deceased, Small
Estate Case No. 23PB04469

Marilyn Sharp, Affiant

Vernerd E. Sharp
VS *Vernerd E. Sharp*
Vernerd Sharp, Jr.

Steven Sharp

Thomas Sharp

APN: 123887

Bargain and Sale Deed
- continued

File No.: 7161-4099823 (SA)
Date: 09/26/2023

STATE OF _____)
County of _____)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Marilyn Sharp as Affiant/Devisee of The Estate of Vivian Sharp, deceased, Small Estate Case No.
23PB04469, on behalf of the estate.

Notary Public for
My commission expires:

STATE OF California)
County of Yuba)ss.
)

This instrument was acknowledged before me on this 27th day of September, 2023
by **Vernerd Sharp, Jr.**



Kyle Theus Kyle Theus
Notary Public for
My commission expires: 08/01/2027

STATE OF _____)
County of _____)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Steven Sharp.**

Notary Public for
My commission expires:

APN: 123887

Bargain and Sale Deed
- continued

File No.: 7161-4099823 (SA)
Date: 09/26/2023

STATE OF _____)
County of _____)ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Thomas Sharp**.

Notary Public for
My commission expires:



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Dated this 29th day of September, 2023.

The Estate of Vivian Sharp, deceased, Small
Estate Case No. 23PB04469

Marilyn Sharp, Affiant

Vernerd Sharp, Jr.

Steve L Sharp

Steven Sharp

Thomas Sharp

APN: **123887**

Bargain and Sale Deed
- continued

File No.: **7161-4099823 (SA)**
Date: **09/26/2023**

STATE OF _____)
County of _____)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Marilyn Sharp as Affiant/Devisee of The Estate of Vivian Sharp, deceased, Small Estate Case No.
23PB04469, on behalf of the estate.

Notary Public for
My commission expires:

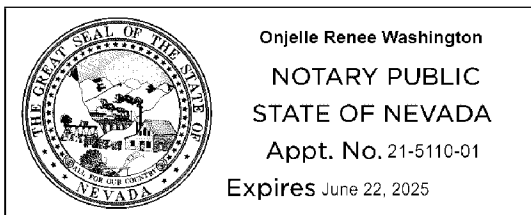
STATE OF _____)
County of _____)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Verner Sharp, Jr.**

Notary Public for
My commission expires:

STATE OF Nevada)
County of CLARK)ss.
County of _____)

This instrument was acknowledged before me on this 29th day of September, 2023
by **Steven Sharp**.



Onjelle Renee Washington
Notary Public for NEVADA
My commission expires: 06/22/2025

Notarial act performed by audio-video communication.

File No.: **7161-4099823 (SA)**
Date: **09/26/2023**

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Thomas Sharp**.

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Dated this 28 day of September, 2023.

The Estate of Vivian Sharp, deceased, Small
Estate Case No. 23PB04469

Marilyn Sharp, Affiant

Vernerd Sharp, Jr.

Steven Sharp



Thomas Sharp

APN: **123887**

Bargain and Sale Deed
- continued

File No.: **7161-4099823 (SA)**
Date: **09/26/2023**

STATE OF _____)
County of _____)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Marilyn Sharp as Affiant/Devisee of The Estate of Vivian Sharp, deceased, Small Estate Case No.
23PB04469, on behalf of the estate.

Notary Public for
My commission expires:

STATE OF _____)
County of _____)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Verner Sharp, Jr.**

Notary Public for
My commission expires:

STATE OF _____)
County of _____)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Steven Sharp.**

Notary Public for
My commission expires:

APN: **123887**

Bargain and Sale Deed
- continued

File No.: **7161-4099823 (SA)**
Date: **09/26/2023**

STATE OF Washington)
County of pierce)ss.
)

This instrument was acknowledged before me on this 28th day of September, 2023
by **Thomas Sharp**.

THALIA M SIMPSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 20108122
COMMISSION EXPIRES 04/10/2024

Thalia M Simpson

Notary Public for Washington
My commission expires: 04/10/2024

This notarial act involved the use of communication technology