Klamath County, Oregon

10/12/2023 09:03:01 AM Fee: \$157.00



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
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#### STATUTORY BARGAIN AND SALE DEED

Marilyn Sharp as Affiant and Devisee and Vernerd 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.\*\*\*

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.

Vernerd Sharp, Jr.	Steven Sharp	
Marilyn Sharp, Affiant	_	
The Estate of Vivian Sharp, deceased, Sn Estate Case No. 23PB04469	mall	

APN: 123887

Bargain and Sale Deed - continued File No.: **7161-4099823 (SA)** Date: **09/26/2023** 

STATE OF	CALIF	)		
County of	CALIF SISKIYON	)ss. )	12	
This instrum by Marilyn S	nent was acknowledged	before e of Th	me on this <u>AT</u> day of <u>SEFT</u> ne Estate of Vivian Sharp, deceased,	, 20 <u>9 3</u> Small Estate Case No.
			Clyo-	
			Notary Public for My commission expires: 01/06/	12024
STATE OF		)		CLINTON J. DAVIS COMM. #2315264 lotary Public - California Medoc County
County of		) )ss.	My	Medoc County Q Comm. Expires Jan. 6, 2024
This instrum by <b>Vernerd</b>	ent was acknowledged Sharp, Jr	before :	me on this day of	, 20
			Notary Public for My commission expires:	
STATE OF		) )ss.		
County of		)		
This instrum by <b>Steven S</b>	ent was acknowledged Sharp.	before i	me on this day of	, 20
			Notary Public for My commission expires:	

APN: <b>123887</b>	Bargain and Sale Deed - continued	File No.: <b>7161-4099823 (SA)</b> Date: <b>09/26/2023</b>
STATE OF	) )ss. )	
This instrument was acknowledged be by <b>Thomas Sharp</b> .	fore me on this day of	, 20
	Notary Public for My commission expires:	<del>.</del>



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
Main, OR 97632

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

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THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

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

APN: 123887

Dated this

day of

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.

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	day of	
	The Estate of Vivian Sharp, deceased, Small Estate Case No. 23PB04469	
	Marilyn Sharp, Affiant	
(IIS)	Vernerd E. Starpa	
	Vernerd Sharp, Jr.	Steven Sharp
	Thomas Sharp	

APN: 1238	O I	r
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## Bargain and Sate Deed - continued

File No.: 71 <b>61-4099823 (SA)</b>	
Date: 09/26/2023	

STATE OF		) )aa				
County of		)ss. )				
by Marilyn Sha	was acknowledged being as Affiant/Devisee behalf of the estate.	fore me on th of The Estate	nis day of e of Vivian Shar	rp, deceased, Small	, 20 Estate Case No	э.
			Public for nmission expires	:	**************************************	
STATE OF	alifornla	) )ss.				
County of $\frac{\checkmark}{}$	v (or	)55. )				
This instrument by <b>Vernerd</b> Sh	was acknowledged be arp, Jr  /LE THEUS	fore me on th	is 27 <u>1/h</u> day of	september	20 <u> 2 3</u>	
K)	LE THEUS	Ky1.	e Theus	Kalelm	W	
HOTARY	M. #2457080 Z PUBLIC- CALIFORNIA BUTTE COUNTY Expires Ave 187, 2027	Notary	Public for	:03/01/203		
STATE OF		)				
County of		)ss. )				
This instrument by <b>Steven Sha</b>	was acknowledged be rp.	fore me on th	is day of		, 20	
		-	Public for			

APN: 12 <b>388</b> /	bargain and Sale Deed - continued	Date: <b>09/26/202</b>
STATE OF	)	
County of	)ss. )	
This instrument was acknowled by <b>Thomas Sharp</b> .	ged before me on this day of	, 20
	Notary Public for My commission expires:	



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

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#### STATUTORY BARGAIN AND SALE DEED

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Bargain and Sale Deed File No.: 7161-4099823 (SA) - continued

Date: 09/26/2023

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APN: **123887** 

Dated this 29th day of September	, 20 <u>23</u>
The Estate of Vivian Sharp, deceased, Small Estate Case No. 23PB04469	
Marilyn Sharp, Affiant	
	Steve L Sharp
Vernerd Sharp, Jr.	Steven Sharp
Thomas Sharp	
<del>-</del>	

APN: **123887** 

# Bargain and Sale Deed File No.: **7161-4099823 (SA)**- continued Date: **09/26/2023**

STATE OF		)			
County of		)ss. )			
by Marilyn Sh		of Th	me on this day of ne Estate of Vivian Sharp, deceased, Small Es		No.
			Notary Public for My commission expires:		
STATE OF		)			
County of		)ss. )			
This instrume by <b>Vernerd S</b>		efore	me on this day of  Notary Public for My commission expires:	, 20	
	Navada				
STATE OF	Nevada ———————————————————————————————————	) )ss. `			
-		efore		, 20 <u>23</u>	
	Onjelle Renee Washingt  NOTARY PUBLI  STATE OF NEVAL	С	Notary Public for NEVADA My commission expires: 06/22/2025		

Notarial act performed by audio-video communication.

APN: <b>123887</b>	Bargain and Sale Deed - continued	File No.: <b>7161-4099823 (SA)</b> Date: <b>09/26/2023</b>		
STATE OF	) )ss.			
County of	)			
This instrument was acknowledged by <b>Thomas Sharp</b> .	before me on this day of	, 20		
	Notary Public for My commission expires:			



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

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

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APN: **123887**Bargain and Sale Deed
- continued

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File No.: 7161-4099823 (SA)

Date: 09/26/2023

Dated this <sup>28</sup> day of September	, 20 <u><sup>23</sup></u> .	
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 File No.: **7161-4099823 (SA)** - continued

Date: 09/26/2023

STATE OF			) )ss. )						
by Marilyn S	nent was ackr Sharp as Affi on behalf of	ant/Devisee	of Th	me on this _ e Estate of	day of Vivian Sharp,	, deceased,	Small E	_, 20 Estate Ca	_ se No.
				Notary Pub My commis	lic for				_
	nent was ackr		) )ss. ) pefore r	me on this _	day of			, 20	_
oy vernera	ondipy 311.			Notary Pub My commis	lic for				_
STATE OF			) )ss. )						
This instrum by <b>Steven S</b>		owledged t	oefore r	me on this _	day of			_, 20	_

Notary Public for My commission expires:

APN: **123887** Bargain and Sale Deed File No.: **7161-4099823 (SA)**- continued Date: **09/26/2023** 

STATE OF Washington )
)ss.
County of pierce )

This instrument was acknowledged before me on this  $\frac{28th}{day}$  day of  $\frac{September}{day}$ ,  $20\frac{23}{day}$  by **Thomas Sharp**.

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

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

This notarial act involved the use of communication technology