

2023-009441

Klamath County, Oregon



00321607202300094410020024

11/01/2023 03:34:10 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Jenny Douglas, Claiming Successor
Grantor

Jenny Douglas, et al
28113 142nd PI SE
Kent, WA 98042
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 19 day of October, 2023, by and between JENNY DOUGLAS, the affiant named in the duly filed affidavit concerning the small estate of Gordon Hugo Lund Jr., deceased, hereinafter called the first party, and JENNY DOUGLAS, LINDSEY ENSERINK and LACEY HOWELL, 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:

Real property located at 3729 Altamont Drive, Klamath Falls, OR 97603, Klamath County, Oregon and legally described as:

The South ½ of Lot 8 in Block 7 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax: 3909-010AC-05100/541284

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 \$0 ("NONE") being for estate distribution.

Dated this 19 day of October, 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,

Daks Law
Returned at Counter

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, Jenny Douglas, Claiming Successor, has executed this instrument this 19 day of October, 2023.

Jenny Douglas
Jenny Douglas, Claiming Successor

STATE OF WASHINGTON)
County of KING) ss.

On October 19, 2023 before me,

Notary Public, personally appeared, Jenny Douglas, 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Seang K Te
My Commission Expires: 10-01-2026

(Seal)

