



2023-010545  
Klamath County, Oregon  
12/08/2023 03:16:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Estate of Gregory Noel O'Donnell  
PO Box 242  
Ocotillo, CA 92259

Grantor's Name and Address

Christopher Reed Oslin  
51181 SW Klompen St.  
Scappoose, OR 97056

Grantee's Name and Address

After recording return to:  
Christopher Reed Oslin  
51181 SW Klompen St.  
Scappoose, OR 97056

Until a change is requested all tax statements  
shall be sent to the following address:

Christopher Reed Oslin  
51181 SW Klompen St.  
Scappoose, OR 97056

File No. 613539AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Bibiane Desrosiers O'Donnell, individually and as affiant of the Estate of Gregory Noel O'Donnell, deceased, Klamath County Case #22PB10877,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Christopher Reed Oslin,**

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 the County of Klamath, State of Oregon, described as follows, to wit:

**Lot 6 in Block 7 of Ferguson Mountain Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true consideration for this conveyance is **\$8,500.00**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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.

In Witness Whereof, the grantor has executed this instrument this 7<sup>th</sup> day of December, 2023; if a corporate grantor, 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.

Estate of Gregory Noel O'Donnell

By: Bibiane Desrosiers O'Donnell  
Bibiane Desrosiers O'Donnell, Affiant

Bibiane Desrosiers O'Donnell  
Bibiane Desrosiers O'Donnell, Individually

State of CA } ss  
County of IMPERIAL }

On this 7<sup>th</sup> day of December, 2023, before me, George David Wetjen, a Notary Public in and for said state, personally appeared Bibiane Desrosiers O'Donnell, individually and as affiant of the Estate of Gregory Noel O'Donnell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that ~~he/she/they~~ executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

George David Wetjen  
Notary Public for the State of CA  
Residing at: 252 W. TRAIL, BRAWLEY, CA 92227  
Commission Expires: 3/29/24

