

After Recording, return to:
Bonnie A Lam, Attorney
111 North Seventh Street
Klamath Falls, OR 97601

2024-001718
Klamath County, Oregon



03/06/2024 01:14:47 PM

Fee: \$82.00

Until requested otherwise, send all
tax statements to:
Matthew Hansen
PO Box 253
Bonanza, OR 97623

Grantor:
Andra L. Hansen Clyde, Affiant
23500 NE Sunnycrest Rd
Newberg, OR 97132

Grantee:
Matthew Hansen
PO Box 253
Bonanza, OR 97623

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **Andrea L. Hansen Clyde**, *affiant in small estate of Stuart Wesley Hansen, Klamath County Case No. 23PB02883*, hereinafter called grantor(s), for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **Matthew Hansen**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to wit:

Lots 6 & 7, Block 31 GRANDVIEW ADDITION to Bonanza, according to the official plat thereof on file in the office of the Clerk of Klamath County, State of Oregon

(Subject to any and all existing easements for public roads and highways, for public utilities, and for any other easements or rights of way of record).

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. *Per estate matter, Klamath County Case No. 23PB02883.*

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.

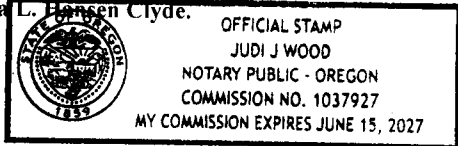
IN WITNESS WHEREOF, the grantor has executed this instrument on said date; if grantor is a corporation, it has caused its named to be signed and its seal, if any affixed by an officer or other person duly authorized to do so by order of its board of directors.

 2/28/2024
Andrea L. Hansen Clyde Date

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF Oregon, County of Yamhill) ss.

This instrument was acknowledged before me on Feb 28th, 2024
by Andrea L. Hansen Clyde.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-15-2027