

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

Until requested otherwise, send all
tax statements to:
James D. Harrell and Connie S. Harrell
774 Woodward St. Unit 31
San Marcos, CA 92069

Grantor:
James D. Harrell, Affiant
774 Woodward St. Unit 31
San Marcos, CA 92069

Grantee:
James David Harrell and Connie Sue Harrell
774 Woodward St. Unit 31
San Marcos, CA 92069

2024-002079
Klamath County, Oregon



03/19/2024 12:04:16 PM

Fee: \$82.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **James D. Harrell**, *affiant in small estate of Geraldine Atchley Harrell, Klamath County Case No.23PB09255*, hereinafter called grantor(s), for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **James David Harrell and Connie Sue Harrell**, *joint tenants*, 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:

Lot 60 in Block 66, of the 5th Addition to NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, 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. 23PB09255.*
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.



James D. Harrell

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 California, County of San Diego) ss.
On March 15 2024 before me, Kelly Duarte Ramirez, Notary Public (Name and Title of Officer) personally appeared James D. Harrell who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(Seal)


NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: 11/25/2027