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Oakes Law

2024-002538

Klamath County, Oregon



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04/04/2024 02:54:33 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Claudia S. Hatcher, Claiming Successor
Grantor

Claudia S. Hatcher, et al
822 W. San Antonio Street
Lockhart, TX 78644
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 18th day of March, 2024, by and between CLAUDIA S. HATCHER, the affiant named in the duly filed affidavit concerning the small estate of TRINA S. ROBERTS also known as TRINE S. ROBERTS, deceased, hereinafter called the first party, and CLAUDIA S. HATCHER and LAWRENCE G. ROBERTS, 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 in Klamath County, Oregon with no situs address and legally described as:


Lot 21, Block 51, First Addition to Klamath Forest Estates as recorded in Klamath County, Oregon.

Map:3510-034B0-0110/Tax: 272813

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 purposes.

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

 **Florian Hyar**
Notary Public, State of Texas
Comm. Expires 10/02/2025
Notary ID 13130075-0