

2024-003622

Klamath County, Oregon

05/09/2024 02:05:02 PM

Fee: \$87.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Michael J. Mayerle
Hornecker Cowling LLP
14 North Central Avenue, Ste. 104
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED:
SEND ALL TAX STATEMENTS TO:**

Connie Nalette
549 Torrey Street
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, **Amber C. Meza**, as *Grantor*, does hereby grant, bargain, sell and convey unto **Connie Nalette, Personal Representative of the Estate of Rita Nalette**, as *Grantee*, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

**The Westerly 1035' of the Northerly 415' of Lot 11, Block
2, Klamath Falls Forest Estates Sycan Unit.**

The true and actual consideration for this transfer is **Zero Dollars**. This Deed is being executed to return the described above property back to its rightful owner. Grantor acknowledges that the Warranty Deed executed on September 14, 2022, giving Grantor ownership of said property is hereby null and void.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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.

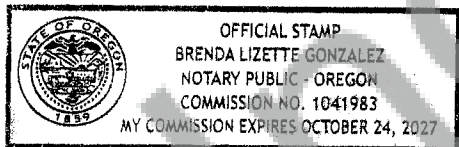
IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the 7th day of May 2024.

GRANTOR:

Amber C. Meza
Print Name: Amber C. Meza

STATE OF OREGON)
) ss.
County of Jackson)

On this 7th day of May 2024, before me, the undersigned Notary Public in and for said State, personally appeared Amber C. Meza, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Brenda Lizette Gonzalez
Notary Public for the State of Oregon
My Commission Expires: Oct 24, 2027

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