

2024-005816

Klamath County, Oregon



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07/08/2024 03:27:55 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Matthew T. Parks
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Daniel F. Thompson, Personal Representative
Estate of Douglas Jerry Thompson, aka
Douglas J. Thompson
c/o Tiffany Carrari
P. O. Box 1315
Nipomo, CA 93444

GRANTEE'S NAME AND ADDRESS:

Daniel F. Thompson

~~c/o Tiffany Carrari~~

P. O. Box ~~1315~~ 678

~~Nipomo, CA 93444~~ 93440

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Daniel F. Thompson

~~c/o Tiffany Carrari~~

P. O. Box ~~1315~~ 678

~~Nipomo, CA 93444~~

LOS ALAMOS, CA 92040

BARGAIN AND SALE DEED

married
as single man as his
sole + separate
property

DANIEL F. THOMPSON Personal Representative of the Estate of Douglas Jerry Thompson, aka Douglas J. Thompson, Klamath County Circuit Court Case No. 22PB10864, hereinafter referred to as grantor, conveys to **DANIEL F. THOMPSON**, 100% of the undivided 33.34% interest of the decedent in and to the hereinafter-described real property, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Estate of Douglas Jerry Thompson, aka Douglas J. Thompson, Klamath County Circuit Court Case No. 22PB10864.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1 day of ~~May~~ ^{July} 2024.

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, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

ESTATE OF DOUGLAS JERRY THOMPSON
AKA DOUGLAS J. THOMPSON



Daniel P. Thompson,
Personal Representative

(California Notarial Certificate is attached hereto and incorporated herein by reference.)

EXHIBIT "A"

**Attached to and made a part of that certain
Bargain and Sale Deed wherein
Daniel F. Thompson, Personal Representative of the
Estate of Douglas Jerry Thompson, aka
Douglas J. Thompson, is Grantor, and
Daniel F. Thompson is Grantee**

REAL PROPERTY DESCRIPTION

PARCEL NO. 1

A tract of land in Lots 4, 5 and 11 of Kielsmeier Acre Tracts, a plat of record in Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the East line of said Lot 5 said point being South 00°12'15" West a distance of 10.00 feet from the Northeast corner of said Lot 5; thence continuing South 00°12'15" West along the East line of Lot 5 and 11 a distance of 355.02 feet to the Southeast corner of said Lot 11; thence North 89°52'00" West along the South line of said Lot 11, a distance of 119.00 feet; thence North 00°12'15" East parallel with the West line of said Lot 5 a distance of 154.01 feet; thence North 45°00'00" West a distance of 15.51 feet; thence North 00°12'15" East a distance of 190.00 feet to a point which is 10.00 feet Southerly on the North line of said Lot 4, said point also being on the Southerly line of South Sixth Street; thence South 89°53'55" East a distance of 130.00 feet to the point of beginning. containing 44,388 sq. ft. (1.02 acres), with the bearings based on record of survey No. 1852.

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara

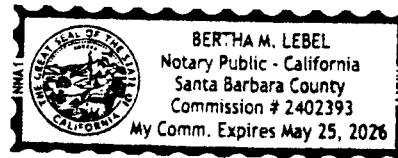
On 07/01/2021 before me, Bertha M. Lebel, Notary Public (insert name and
title of the officer)
personally appeared Daniel F Thompson

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bertha M Lebel



(Notary Seal)

My commission expires: 22 May 2022

Title or Description of Attached Document:

Number of Pages: _____ Document Date: _____