

2024-007293

Klamath County, Oregon



00332549202400072930020028

08/20/2024 03:29:12 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Judith Ann Belleci, Claiming Successor of the
Estate of Vincent Joseph Belleci (a.k.a. Vincent J. Belleci)
P.O. Box 353
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS:

Judith Ann Belleci
P.O. Box 353
Sprague River, OR 97639

SEND TAX STATEMENTS TO:

Judith Ann Belleci
P.O. Box 353
Sprague River, OR 97639

BARGAIN AND SALE DEED

Judith Ann Belleci, the Claiming Successor of the Estate of Vincent Joseph Belleci (a.k.a. Vincent J. Belleci), hereinafter referred to as grantor, conveys to **Judith Ann Belleci**, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 15, Block 76, SEVENTH ADDITION TO NIMROD RIVER PARK,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

3611-009B0-05700-000 349448
M-042256 27786

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., estate distribution provisions, Klamath County Circuit Court Case No. 24PB01520.

IN WITNESS WHEREOF, the grantors have executed this instrument as of the date set opposite from their respective signatures, to follow.

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

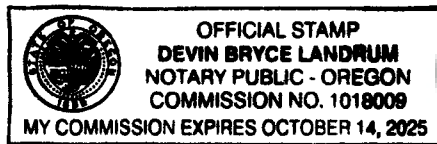
USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

AUGUST 20, 2024
Date

Judith A Belleci
Judith Ann Belleci, Claiming Successor of
the Estate of Vincent Joseph Belleci
(a.k.a. Vincent J. Belleci)

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 20th day of August, 2024 by Judith Ann Belleci, Claiming Successor of the Estate of Vincent Joseph Belleci (a.k.a. Vincent J. Belleci).



Devin Landrum
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25