

2024-007589

Klamath County, Oregon



00332924202400075890020024

08/30/2024 10:45:11 AM

Fee: \$87.00

Grantor: Raymond Manning
Claiming Successor

Grantee: Raymond Manning
8181 Tingley Ln, Klamath Falls, OR 97603-9322

Send Tax Statements to: Grantee

After recording return to: Michael Spencer

BARGAIN AND SALE DEED

Raymond Manning, Claiming Successor of the estate of Elizabeth Ann Manning, fka Elizabeth Anne Patterson, deceased, Klamath County Circuit Court Case No. 24PB03653 convey to Raymond Manning all that real property situated in Klamath County, Oregon, described as follows:

See Exhibit "A" attached hereto.

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.

The true and actual consideration for this conveyance is distribution of estate.

DATED: August 27, 2024

/s/ Raymond Manning
Raymond Manning, Claiming Successor

STATE OF OREGON

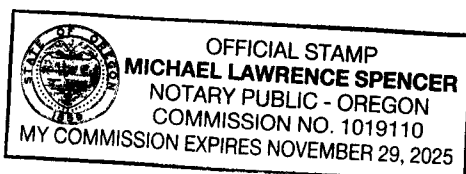
County of Klamath

)
) ss:
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On the 27 day of August, 2024 personally appeared the above named Raymond Manning and acknowledged the above instrument to be his voluntary act and deed as Affiant and Claiming Successor of the Estate of Elizabeth Ann Manning, fka Elizabeth Anne Patterson, deceased, Klamath County Circuit Court Case No. 24PB03653 .

Subscribed and sworn to before me August 27, 2024

/s/ [Signature]
Notary Public for Oregon
My commission expires: 11-29-25



Returned at Counter

EXHIBIT "A"

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and located South 00° 01' 40" West 859.44 feet from the Northwest corner of said Section 28; thence South 89° 58' 20" East 422 feet; thence South 00° 01' 40" West 461 feet, more or less, to the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28; thence Westerly along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28, 422 feet, more or less, to the Southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 00° 01' 40" East 461.70 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and located South 00° 01' 40" West 859.44 feet from the Northwest corner of said Section 28; thence South 89° 58' 20" East 422 feet; thence South 00° 01' 40" West 266 feet, more or less; thence Westerly to the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28, 422 feet more or less; thence North 00° 01' 40" East 266 feet to the point of beginning.

Together with the following described mobile home, which is firmly affixed to the property:

1973 HILLCREST 20' x 40' mobile home, serial no. 0291832G, license no. X90205