

**2024-008312****Klamath County, Oregon**

00333796202400083120020023

09/23/2024 12:51:05 PM

Fee: \$87.00

LONAVA CORPORATION, an Inactive Corporation616 Ebb Tide PlSeal Beach, CA 90740

Grantor's Name and Address

Margaret Theresa Neil and Katherine Koerner as co-trustees of  
the Neil Family Trust, Dated November 15,1993616 Ebb Tide PlSeal Beach, CA 90740

Grantee's Name and Address

After recording return to:

Margaret Theresa Neil and Katherine Koerner as co-trustees of  
the Neil Family Trust, Dated November 15,1993616 Ebb Tide PlSeal Beach, CA 90740Until a change is requested all tax statements  
shall be sent to the following address:Margaret Theresa Neil and Katherine Koerner as co-trustees of  
the Neil Family Trust, Dated November 15,1993616 Ebb Tide PlSeal Beach, CA 90740

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**BARGAIN AND SALE DEED**

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KNOW ALL MEN BY THESE PRESENTS, That **LONAVA CORPORATION, an Inactive Corporation,**hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto **Margaret Theresa Neil and Katherine Koerner as co-trustees of the Neil Family Trust, Dated  
November 15,1993,**hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with  
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the  
County of **Klamath**, State of Oregon, described as follows, to wit:**Lot 14, Block 132, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, in the  
County of Klamath, State of Oregon.****APN 3811-001C0-01400**The true and actual consideration paid for this transfer, stated in terms of dollars, is to **Correction Deed to correct and  
replace Grant Deed recorded as Vol M94 and Page 6919.**However, the actual consideration consists of or includes other property or value given or promised which is the whole / part  
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall  
be made so that this deed shall apply equally to corporations and to individuals.Returned at Counter  
Kats Deed Prep.

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, the grantor has executed this instrument this 8/26/2024 day of August; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

LONAVA CORPORATION, an Inactive Corporation

Margaret T. Neil  
Margaret T. Neil, Secretary, Director and Sole Share Holder

State of CALIFORNIA } ss  
County of ORANGE }

On this 26<sup>th</sup> day of AUGUST, 2024, before me, JIM BALAAM a Notary Public in and for said state, personally appeared Margaret T. Neil, as Secretary, Director and Sole Shareholder of LONAVA CORPORATION, in Inactive Corporation known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of CALIFORNIA  
Residing at: San Bern  
Commission Expires:

