

After recording return to: (Name, Address, Zip)
Evergreen Land Title Company
260 Country Club Road, Ste. 120, Eugene, OR
97401

Until requested otherwise, send all tax
statements to:
MARK PENFOLD and HEATHER PENFOLD
85444 LORANE HWY, EUGENE, OR 97405

GRANTOR:
LAURA ENGLAND FLANIGAN, INDIVIDUALLY AND
AS AFFIANT OF THE ESTATE OF DONALD
LEONARD ENGLAND, LANE COUNTY CASE NO.
21PB02855
140249 Pine Creek Loop., Crescent Lake, OR
97733

GRANTEE:
MARK PENFOLD and HEATHER PENFOLD
85444 LORANE HWY, EUGENE, OR 97405

ORDER NO. 23-26426
TAX ACCOUNT NO. 147479

Space Above Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

LAURA ENGLAND FLANIGAN, INDIVIDUALLY AND AS AFFIANT OF THE ESTATE OF DONALD
LEONARD ENGLAND, LANE COUNTY CASE NO. 21PB02855, Grantor, conveys to MARK PENFOLD
and HEATHER PENFOLD, AS TENANTS BY THE ENTIRETY, Grantees, the following described real
property situated in Klamath County, State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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.

The true and actual consideration for this conveyance is \$95,000.00. (Here, comply with the requirements
of ORS 93.030.)

Date: October 9, 2024

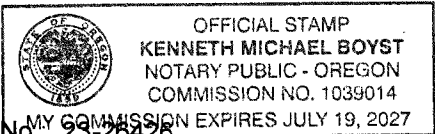
[Signature]
LAURA ENGLAND FLANIGAN, INDIVIDUALLY AND
AS AFFIANT OF THE ESTATE OF DONALD
LEONARD ENGLAND, LANE COUNTY CASE NO.
21PB02855

State of Oregon

ss.

County of Lane

The foregoing instrument was acknowledged before me this 9 day of October
2024 by LAURA ENGLAND FLANIGAN, INDIVIDUALLY AND AS AFFIANT OF THE ESTATE OF
DONALD LEONARD ENGLAND, LANE COUNTY CASE NO. 21PB02855.



File No. 23-26426
Bargain and Sale Deed Lgl BP OR

Before me:

[Signature]
Notary Public for Oregon
My commission expires: 07/19/27

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3 in Block 2 of Crescent Pines, according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.

Unofficial
Copy