

2024-009237

Klamath County, Oregon



00334907202400092370020025

10/23/2024 11:25:05 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Kevin Billings, as Claiming Successor
Of the Estate of Barbara June Billing
6050 Washburn Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Amber Petersen
1400 Johnson Ave.
Klamath Falls, OR 97602

SEND TAX STATEMENTS TO:

Amber Petersen
1400 Johnson Ave.
Klamath Falls, OR 97602

BARGAIN AND SALE DEED

Kevin Billings, as claiming successor of the Estate of Barbara June Billings, Klamath County Circuit Court Case No. 24PB07186, hereinafter referred to as grantor, conveys to Amber Petersen, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Starting at the Northeast corner of Lot 6, in Block 28 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, (said corner being located on the West line of Johnson Street); thence West along the North line of said Lot 6 a distance of 90 feet; thence South and parallel with the East line of said Lot 6 a distance of 75 feet to a point in vacated Donald Street; thence, East and parallel with the South line of said Lot 6 a distance of 90 feet, more or less to the West line of Johnson Street (being also the East line of said Lot 6 extended); thence North along said West line of Johnson Street and the East line of said Lot 6 a distance of 75 feet to the point of beginning.

Map Tax Lot Number: 3809-029DA-07900
Property ID: 303754

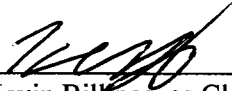
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23 day of October, 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

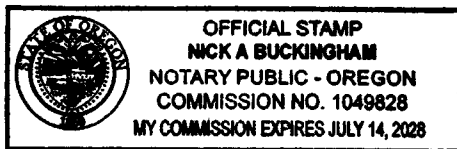
Returned at Counter
Jennifer Newton

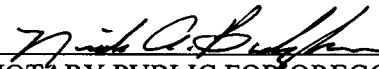
11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING 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.


Kevin Billings, as Claiming Successor of the
Estate of Barbara June Billings

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 23 day of October, 2024,
by Kevin Billings, as Claiming Successor of the Estate of Barbara June Billings.




NOTARY PUBLIC FOR OREGON
My Commission expires: July 14, 2028