



00341084202500030170130130  
04/24/2025 08:07:32 AM

Fee: \$142.00

After recording return and  
send tax statements to:  
Barbara Adamson  
16788 Willow Glen Road  
Brownsville, CA 95919

**BARGAIN AND SALE DEED**

THIS INDENTURE made this 4<sup>th</sup> day of February, ~~2024~~ <sup>2025</sup>, by and between Barbara Adamson, Claiming Successor of the Estate of Patricia Vera Dork, and the heirs of Patricia Dork, to-wit, Daniel Chapman, Kelly Esposito, Patrick Chapman, Guy Chapman, and Logan Stagner by and through her Guardian Ad Litem, a certified copy of the Order Appointing Nina Stagner as Guardian Ad Litem and authorizing her signature on behalf of the minor, Logan Stagner, GRANTORS, parties of the first part, do hereby convey and warrant to Barbara Adamson, GRANTEE, the second party, WITNESSTH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows: the following described real property in the County of Klamath and State of Oregon:

Lots 15 and 16 in Block 7, CHILOQUIN ADDITION, to the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Map/Tax 3407-034CD-00500 / 200179

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

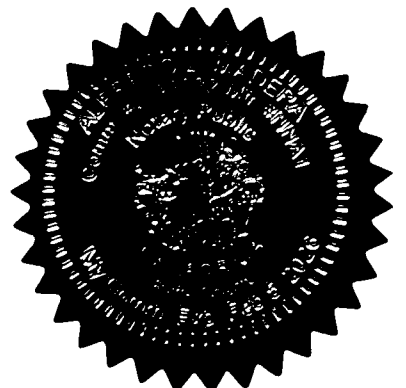
The true consideration for this conveyance is assessed value is for value other than money.

Dated this 4<sup>th</sup> day of Feb., ~~July~~ <sup>2025</sup>, ~~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 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, Grantor, Barbara Adamson, Claiming Successor, has executed this instrument this 4<sup>th</sup> day of February, ~~2024~~ <sup>2025</sup>.

Barbara Adamson  
Barbara Adamson, Claiming Successor



OKES LAW  
Returned at Counter

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

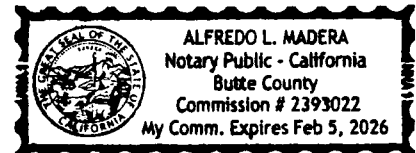
State of California  
County of SUTTER

On 02/04/2025 before me, Alfredo L Madera ( NOTARY)  
(insert name and title of the officer)

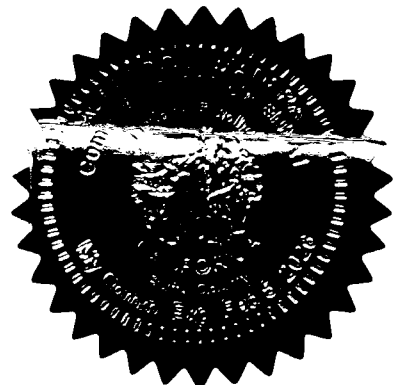
personally appeared BARBARA JEAN ADAMSON  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature ALFREDO L. MADERA (Seal)



STATE OF CALIFORNIA

)  
) ss.  
)

County of \_\_\_\_\_

On July \_\_\_\_, 2024 before me, \_\_\_\_\_

Notary Public, personally appeared, Barbara Adamson, Claiming Successor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature \_\_\_\_\_ (Seal)

My Commission Expires: \_\_\_\_\_

In Witness Whereof, Grantor, Daniel Chapman, Heir. has executed this instrument this  
17 day of October, 2024.



Daniel Chapman, Heir

STATE OF CALIFORNIA

)  
) ss.  
)

County of Solano

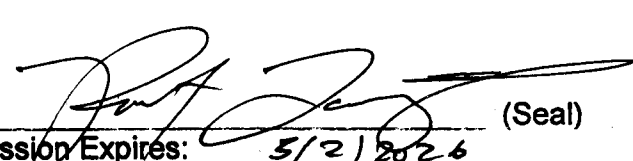
October

On July 17, 2024 before me, Robert Langston

Notary Public, personally appeared, Daniel Chapman, heir, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature  (Seal)

My Commission Expires: 5/2/2026

\* Sec Attached

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Solano

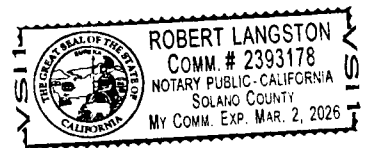
On October 17, 2024 before me, Robert Langston/ Notary Public  
(insert name and title of the officer)

personally appeared Daniel T. Chapman  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Solano

On August 21, 2024 before me, Robert Langston/ Notary Public
(Here insert name and title of the officer)

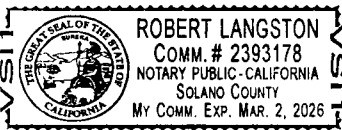
personally appeared Daniel Chapman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public
(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT
Small Estate Probate
(Title or description of attached document)
(Title or description of attached document continued)
Number of Pages Document Date
(Additional information)

CAPACITY CLAIMED BY THE SIGNER
Individual (s)
Corporate Officer
Partner(s)
Attorney-in-Fact
Trustee(s)
Other

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
Print the name(s) of document signer(s) who personally appear at the time of notarization.
Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
Signature of the notary public must match the signature on file with the office of the county clerk.
Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
Indicate title or type of attached document, number of pages and date.
Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
Securely attach this document to the signed document

27<sup>th</sup> In Witness Whereof, Grantor, Guy Chapman, heir, has executed this instrument this day of JANUARY, ~~2023~~ 2025,  
66.

[Signature]  
Guy Chapman

STATE OF CALIFORNIA )  
County of Solano ) ss.

January 2025  
On July 27, 2024 before me, Robert Langston

Notary Public, personally appeared, Guy Chapman, heir, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

*\* See Attached*

Signature [Signature] (Seal)  
My Commission Expires: 3/2/2026

In Witness Whereof, Grantor, Nina Stagner, as Guardian Ad Litem for Logan Stagner, heir, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Nina Stagner, as Guardian Ad Litem for Logan Stagner, heir

STATE OF CALIFORNIA )  
County of \_\_\_\_\_ ) ss.

On July \_\_\_\_\_, 2024 before me, \_\_\_\_\_

Notary Public, personally appeared, Nina Stagner, as Guardian Ad Litem for Logan Stagner, heir, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature \_\_\_\_\_ (Seal)  
My Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Solano

On January 27, 2025 before me, Robert Langston/ Notary Public  
(insert name and title of the officer)

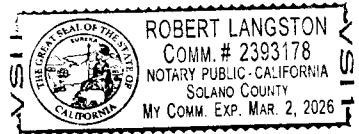
personally appeared Guy Chapman,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

 (Seal)



In Witness Whereof, Grantor, Kelly Esposito, heir, has executed this instrument this 21 day of Oct., 2024.

Kelly Esposito  
Kelly Esposito, Heir

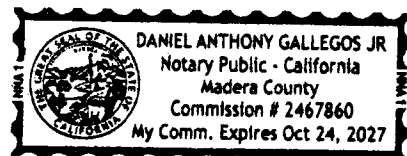
STATE OF CALIFORNIA )  
 ) ss.  
County of Madera )  
31 Oct.

On July 21, 2024 before me, Daniel Anthony Gallegos Jr.  
Notary Public, personally appeared, Kelly Esposito, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Daniel Anthony Gallegos Jr. (Seal)  
My Commission Expires: Oct 24 2027



In Witness Whereof, Grantor, Patrick Chapman, Heir, has executed this instrument this 1st day of November, 2024.

Patrick Chapman  
Patrick Chapman

STATE OF CALIFORNIA )  
 ) ss.  
County of \_\_\_\_\_ )

On July \_\_\_, 2024 before me, \_\_\_\_\_  
Notary Public, personally appeared, Patrick Chapman, heir, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature \_\_\_\_\_ (Seal)  
My Commission Expires: \_\_\_\_\_

SEE ATTACHED  
NOTARY CERTIFI-  
CATE

STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara }

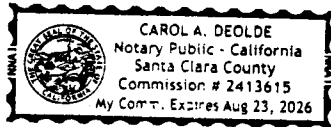
On Nov 1, 2024 before me, Carol A. deOlde - Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Patrick Chapman  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carol A. deOlde  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Release of Property

Document Date: Nov 1, 2024 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

In Witness Whereof, Grantor, Guy Chapman, heir, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Guy Chapman

STATE OF CALIFORNIA )  
 ) ss.  
County of \_\_\_\_\_ )

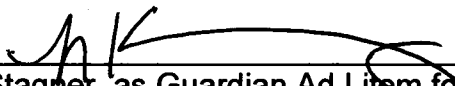
On July \_\_\_\_, 2024 before me, \_\_\_\_\_  
Notary Public, personally appeared, Guy Chapman, heir, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature \_\_\_\_\_ (Seal)  
My Commission Expires: \_\_\_\_\_

In Witness Whereof, Grantor, Nina Stagner, as Guardian Ad Litem for Logan Stagner, heir, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

 3/30/25  
\_\_\_\_\_  
Nina Stagner, as Guardian Ad Litem for Logan Stagner, heir  
Nina Asay (NPA)

STATE OF CALIFORNIA )  
 ) ss.  
County of \_\_\_\_\_ )

On July \_\_\_\_, 2024 before me, \_\_\_\_\_  
Notary Public, personally appeared, Nina Stagner, as Guardian Ad Litem for Logan Stagner, heir, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature \_\_\_\_\_ (Seal)  
My Commission Expires: \_\_\_\_\_

*See Attached Acknowledgement*  
16 03/30/2025

# CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Alameda

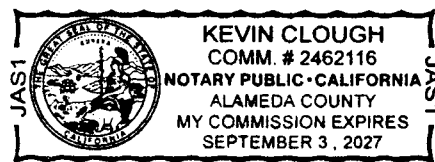
On March 30, 2025 before me, **Kevin Clough** Notary Public, personally

appeared Nina Asay  
who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose  
name~~s~~ is/are subscribed to the within instrument and acknowledged to me that  
he/~~she~~/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by  
his/her/their signature~~s~~ on the instrument the person~~s~~, or the entity upon behalf of  
which the person~~s~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature Kevin Clough



Title of Document Bargain and Sale Deed

Total Number of Pages including Attachment 3

Notary Commission Expiration Date September 3, 2027

Notary Commission Number 2462116

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF Klamath

In the Matter of:

Case No: 23PB10313Logan Asay Stagner☒ a minor child

**ORDER RE:  
GUARDIAN AD LITEM**

A Motion to Appoint Guardian ad Litem was filed by:

- ☐ a minor child 14 years old or older  
☐ the proposed Guardian ad Litem (GAL)  
☒ other: attorney for the Small Estate of Patricia Dork



*Cordie Toney*  
04/14/25

**The court finds:**

The minor child is:

- ☐ 14 years old or older and **requested** appointment of the proposed GAL  
☒ **under 14 years** of age or is a **defendant or respondent** in this case and did not request appointment of a GAL

The adult needing a GAL:

- ☐ is **incapacitated or financially incapable** as defined in ORS 125.005  
☐ has a **disability** as defined in ORS 124.005 and the appointment will assist the person in prosecuting or defending this action

SuitabilityThe proposed GAL ☒ is ☐ is not suitableNotice☒ Notice of the Motion was provided as required or ☐ Notice of the Motion is waived

Other findings: \_\_\_\_\_

**The court orders:** ☐ No GAL is appointed at this time

(Name of GAL): Nina Asay Stagner is appointed Guardian ad  
 Litem for (party name) Logan Asay Stagner in this case

Other orders: Nina Asay Stagner may sign any paperwork relating to the transfer of property owned by Patricia Dork on behalf of Patricia Dork's minor heir by representation, Logan Asay Stagner (i.e., a deed)

Judge Signature:

6/26/2024 2:54:02 PM

*Kelly Kritzer*

Kelly Kritzer,  
Circuit Court Judge

**Certificate of Readiness**

This proposed order is ready for judicial signature because service is not required under UTCR 5.100 because this judgment is submitted **ex parte** as allowed by statute or rule, in **open court** with all parties present, or because service is not required by statute or rule. Service was made via postal mail on proposed GAL and no objections were filed with the Court or by any party, pursuant to UTCR 5.100(d)(3)

Submitted by Applicant

/s/Karen M. Oakes

Karen M. Oakes

Signature

Print Name

6/25/24

Date

/s/Karen M. Oakes

Signature of Applicant

Karen M. Oakes

Name (printed)

6502 South 6th St.

Klamath Falls, OR 97603

541-273-1650

Contact Address

City, State, ZIP

Contact Phone