

2026-001082

Klamath County, Oregon

02/03/2026 03:24:02 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Howard Law Group, LLC
1114 12th Street SE
Salem, OR 97302

SEND TAX STATEMENTS TO:

Amy Harrison
4473 Hillwood Dr
Shingle Springs, CA 95682

BARGAIN AND SALE DEED

Amy Harrison, Affiant of the Simple Estate of Lona F. Andrews, deceased, filed in Klamath County Circuit Court, Case No. 25PB05587, as Grantor conveys to Amy E. Harrison, as Grantee, all of Grantor's interest in that real property, including all improvements thereon, located in the County of Klamath, State of Oregon, and legally described as:

LOT 7 IN BLOCK 19 OF SECOND ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3611-002C0-05800

339495

The true and actual consideration for this conveyance is distribution of real property in accordance with the simple estate proceeding in Klamath County Circuit Court, Case No. 25PB05587 pursuant to ORS 114.555(3).

In preparing this document, the draftsman used and relied upon the legal description of the subject property as represented in documents previously recorded in the Klamath County property records. The draftsman has not independently verified or confirmed the accuracy of the recorded legal description and assumes no responsibility for the accuracy of the same.

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. 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.

Dated this 30th day of January, 2026.



Amy Harrison, Affiant
Of the Simple Estate of Lona F. Andrews

STATE OF Calif.
County of El Dorado) ss.

This instrument was acknowledged before me on this 30th day of January, 2026, by Amy Harrison, Affiant of the Simple Estate of Lona F. Andrews.

Maria Cadena
Notary Public for California
My Commission Expires: 12/26/2028

