

RECORDING COVER SHEET

ASPEN 2510

FOR CONVEYANCES, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

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This Space For County Recording Use Only
as of 1-1-97

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Joann Vernes

4469 Memorie Lane

Klamath Falls, OR. 97603

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain & Sale Deed

2. GRANTOR, as described in ORS 205.160.

Joanne Vernes

3. GRANTEE, as described in ORS 205.160.

Joseph Vallejo and Sara Vallejo, Husband & Wife

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

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5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Joann Vernes 4469 Memorie Lane Klamath Falls, OR. 97603

2001 JUN -5 PM 2:45

314

JOANN VERNES
4469 MEMORIE LANE
KLAMATH FALLS, OR 97603
Grantor's Name and Address
JOSEPH & SARA VALLEJO
Grantor's Name and Address
After recording, return to (Name, Address, Zip):
JOANN VERNES
4469 MEMORIE LANE
KLAMATH FALLS, OR 97603
Until requested otherwise, send all tax statements to (Name, Address, Zip):
JOANN VERNES
4469 MEMORIE LANE
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was
received for record on _____
at _____ o'clock _____ M., and recorded in
book/real/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JOANNE VERNES

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JOSEPH VALLEJO AND SARA VALLEJO, HUSBAND AND WIFE
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
taments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County,
State of Oregon, described as follows, to-wit:

THE SOUTHEASTERLY 25 FEET OF LOT 8 AND THE NORTHWESTERLY 40 FEET OF LOT 9 IN BLOCK 3,
FIRST ADDITION TO TONATEE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is LOVE & AFFECTION. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on 1-4-01; if
grantor is a corporation, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

JOANN VERNES

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____
by JOANN VERNES

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

See attached Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

} SS.

On 1-4-01

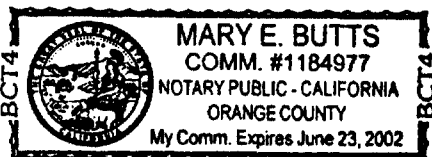
Date

before me, Mary E. Butts Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Joanne Vernes

Name(s) of Signer(s)

☐ personally known to me☒ 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.

WITNESS my hand and official seal.

Mary E. Butts
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Bargain & Sale DeedDocument Date: 1-4-01Number of Pages: 1Signer(s) Other Than Named Above: None**Capacity(ies) Claimed by Signer**

Signer's Name: _____

☒ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here.

State of Oregon, County of Klamath
Recorded 01/05/01, at 2:45 p.m.
In Vol. M01 Page 550
Linda Smith,
County Clerk Fee \$ 31⁰⁰