

03 FEB 25 AM 8:42

Vol M03 Page 11129
STATE OF OREGON,) ss.



VICTOR MEJIA
1721 S. BUNDY DR.
W.L.A. CA., 90025

Grantor's Name and Address

LETICIA CHANG
28484 W. MONTEREY CT.
CASTAIC, CA. 91384

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

LETICIA CHANG
28484 W. MONTEREY CT.
CASTAIC, CA. 91384

Until requested otherwise, send all tax statements to (Name, Address, Zip):

LETICIA CHANG
28484 W. MONTEREY CT.
CASTAIC, CA. 91384

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 02/25/2003 8:42 a m.
Vol M03 Pg 11129-30
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

July.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that VICTOR MEJIA

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

LETICIA CHANG

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 25, BLOCK 99, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4 AS RECORDED IN KLAMATH COUNTY, OREGON.

AND ALSO SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EXCEPTIONS, RIGHTS AND/OR RIGHTS OF WAY AFFECTING SAID PROPERTY, (INCLUDING THOSE SET FORTH IN THE DECLARATION OF RESTRICTIONS RECORDED ON THE 21st DAY OF JULY, 1965 AS DOCUMENT NO. 99078, VOLUME M 65, PAGES 165, OFFICE OF THE KLAMATH COUNTY OREGON RECORDER, ALL OF WHICH ARE INCORPORATED HEREIN BY REFERENCE TO SAID DECLARATION WITH THE SAME EFFECT AS THOUGH FULLY SET FORTH HEREIN.)

(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 \$ 6000.00. 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 January 10, 2002; 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 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

[Signature]

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon
My commission expires _____

* See attached
Certificate
mc 1-10-02

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

11130

State of California

County of

LOS ANGELES

SS.

On 1-10-02

Date

, before me,

MAGDA CORBIN, Notary Public

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

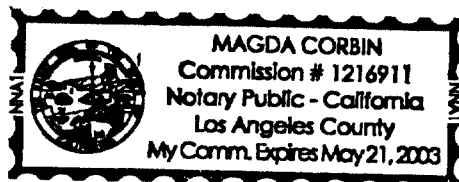
personally appeared

VICTOR MEJIA

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.

Magda Corbin
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 Document

Title or Type of Document:

BARGAIN & SALE DEED

Document Date:

1-10-02

Number of Pages:

Signer(s) Other Than Named Above:

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