

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2006-025291

Klamath County, Oregon



00011638200600252910020024

12/26/2006 09:53:35 AM

Fee: \$26.00

Grantor's Name and Address

Grantee's Name and Address

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

TORRES
2647 W 12th St
KLAMATH FALLS 97603

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

SAME AS ABOVE

ASDEN: 6985

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GABRIEL M TORRES

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GABRIEL TORRES & LETICIA TORRES MARTINEZ 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:

SEE EXHIBIT "A"

(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 \$ 0. 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 12.22.2006; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

G. Torres

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 22, 2006 by Gabriel M. Torres

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

Aug. 2, 2006

\$26-A

Exhibit A

A portion of Tract No. 35, BAILEY TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Tract 35, three (3) feet North of the Southwest corner of said Tract 35; thence East along a line parallel with the South line of said Tract 35, a distance of 305.09 feet, more or less, to a point on the East line of said Tract 35; thence North along the East line of said Tract 35 a distance of 64.5 feet to a point; thence West along a line parallel with the South line of said Tract 35 to a point on the West line of said Tract 35; thence South along the West line of said Tract 35 a distance of 64.5 feet to the point of beginning.

CODE 041 MAP 3909-002DC TL 04400 KEY #522866