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



2007-003071

Klamath County, Oregon



00015729200700030710030033

SPACE RESE

02/23/2007 08:12:54 AM

Fee: \$31.00

F

*EVA CARO
314 E. main st
Klamath Falls OR 97601
Grantor's Name and Address

*Everardo CARO
Josefina AVILA
Grantee's Name and Address

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

Everardo CARO Josefina AVILA
314 E main st
Klamath Falls OR 97601

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

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that EVA CARO and Lucia ulloa

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Everardo CARO and Josefina AVILA, and husband wife
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:

the wothey 49 feet of the Southerly 96 feet
of Lots 23, 24, and 25, Block 3. INDUSTRIAL Addition to the city
of Klamath Falls in the county of Klamath state of
Oregon.

Code 1 map 3809 - 33CA TL 3000

R612108



(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 \$ Free. 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 _____; 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.

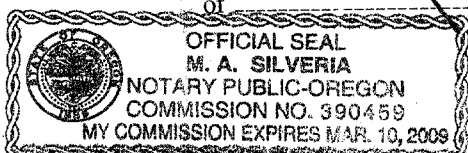
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Lucia Ulloa Lucia Ulloa
Eva Caro

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 29, 2006
by Lucia Ulloa

This instrument was acknowledged before me on _____
by _____
as _____
of _____



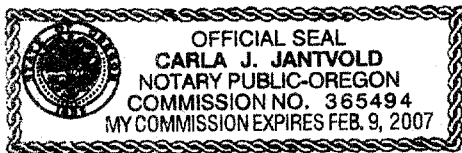
M. A. Silveria
Notary Public for Oregon
My commission expires 3/10/09

NOTARY ACKNOWLEDGMENT

STATE OF OREGON)

County of Klamath)ss.
)

On November 20, 2006, before me Carla J. Jantvold
personally appeared Eva Caro, personally known to me (or 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/she/they executed the same in
his/her/their authorized capacity, and that by his/her/their signature on the instrument the
person or the entity upon behalf of which the person acted, executed the instrument.

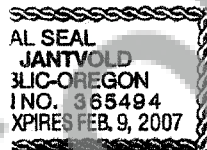


Carla J. Jantvold
Notary Public for Oregon
Commission Expires: 02/09/06

To be attached to Bargain and Sale Deed Dated January 20, 2006

Eva Caro and Lucia Ulloa grantors

Everardo Caro and Josefina Auila, as husband and wife, as grantees



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

#01043661

AFTER RECORDING RETURN TO:
EVE CARD and
LUCIA ULLJA

1010 Owens
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LELA KENFIELD, hereinafter called GRANTOR(S), convey(s) to EVA
CARD and LUCIA ULLJA, not as tenants in common, but with full
rights of survivorship, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon described as:

The Northerly 49 feet of the Southerly 96 feet of Lots 23, 24,
and 25, Block 3, INDUSTRIAL ADDITION to the City of Klamath
Falls, in the County of Klamath, State of Oregon.

Code 1 Map 3809-33CA TL 3000

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$30,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

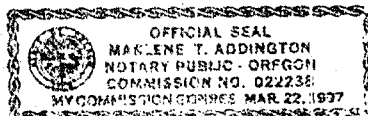
IN WITNESS WHEREOF, the grantor has executed this instrument
this 5th day of September, 1995.

Lela Hill Kenfield by Billie Kezer
LELA KENFIELD by BILLIE KEZER, her Attorney in Fact

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 5th
day of September, 1995, by BILLIE KEZER as Attorney in Fact for
LELA KENFIELD.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day
of Sept A.D. 19 95 at 11:14 o'clock A M., and duly recorded in Vol. 1195
of Deeds on Page 24127

FEE \$30.00

By Bergetha G. Lisch County Clerk
Bergetha G. Lisch