

ESC

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



*Benjamin Hernandez*  
 PO-BOX-269-MERRILL OR 97633

Grantor's Name and Address

*Benjamin Hernandez*  
 PO-BOX-269-Merrill OR 97633

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
*Benjamin Hernandez*  
 PO-BOX-269-Merrill OR 97633

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

*Benjamin Hernandez*  
 PO-BOX-269-Merrill OR 97633

2007-016558

Klamath County, Oregon



00031779200700165580010016

SPACE RE  
 FOI  
 RECORDER

09/19/2007 03:47:45 PM

Fee: \$21.00

## BARGAIN AND SALE DEED

B.H-L

KNOW ALL BY THESE PRESENTS that

*Benjamin Hernandez*  
~~Lagunas~~  
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto *BENJAMIN*  
~~\*Hernandez Lagunas + Leticia Cobián~~ husband and 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:  
~~\*Hernandez~~

Lot 14, Sunshine Tracts to Merrill, 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 \$ 0. ① 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. ① (The sentence between the symbols ①, 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 September 19, 2007; 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.

*Benjamin Hernandez Lagunas*

STATE OF OREGON, County of *Klamath*

This instrument was acknowledged before me on September 19, 2007  
 by *Benjamin Hernandez Lagunas*

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
 EMILY COE  
 NOTARY PUBLIC- OREGON  
 COMMISSION NO. 379907  
 MY COMMISSION EXPIRES APR 21, 2008

*Emily Coe*

Notary Public for Oregon

My commission expires

April 21, 2008