

PG 201 No. 723 - BARGAIN AND SALE DEED (Individual or Corporate)

2008-009064

Klamath County, Oregon



00048472200800090640020024

06/20/2008 11:20:11 AM

Fee: \$26.00

FO

NO PART OF ANY STEVENS-NESS FORM

Grantor's Name and Address

Grantee's Name and Address

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

Laura A Luna
1518 Crescent Avenue
Klamath Falls, OR 97601

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

SAME

SPACE RE
HC
RECORD

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Nancy Joy Camacho & Laura A. Luna

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

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:

A portion of Tracts 11 and 12, INDEPENDENCE 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 the Southeast corner of Tract 11; thence North 0° 13' West along the Easteerly line of Tracts 11 and 12, 120.7 feet; thence South 89° 58' West parallel with the Northerly line of Tract 13 of said Independence Tracts 73.2 feet; thence South 0° 13' East 105.36 feet more or less, to a point on the Southerly line of Tract 11; thence South 78° 23' East along the Southerly line of Tract 11, 74.78 feet, more or less, to the point of beginning.

CODE 041 MAP 3909-011AA TL 01200 KEY# 547705

(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 \$ 500.- © 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.

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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THAT APPROVED USES OF THE LOT OR PARCEL, 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.

Nancy J Camacho
Laura A Luna

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
See Attached

Notary Public for Oregon

My commission expires _____

Returned to Counter

ACKNOWLEDGMENT

State of California
County of Santa Cruz

On June 18, 2008 before me, Chauncy Roehrs Notary Public
(insert name and title of the officer)

personally appeared Nancy Joy Camacho and Laura Ann Luna
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Chauncy Roehrs

(Seal)

