



After recording return to:  
First American Title  
1225 Crater Lake Ave.  
Medford, OR 97504

Until a change is requested all tax statements  
shall be sent to the following address:  
Juan M. Garcia  
No Change

File No.: 7161-1246398 (JKS)  
Date: July 22, 2008

2008-011693  
Klamath County, Oregon



00051702200800116930030039

08/18/2008 12:05:31 PM

Fee: \$31.00

### STATUTORY BARGAIN AND SALE DEED

**Juan M. Garcia and Colleen Garcia**, Grantor, conveys to **Juan M. Garcia**, Grantee, the following described real property:

**LOT 11 OF SUNSHINE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THE 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 23 day of July, 2008.

F31-

APN: R120194

Bargain and Sale Deed  
- continued

File No.: 7161-1246398 (JKS)

Date: 07/22/2008

X Juan M. Garcia  
Juan M. Garcia

Colleen Garcia  
Colleen Garcia

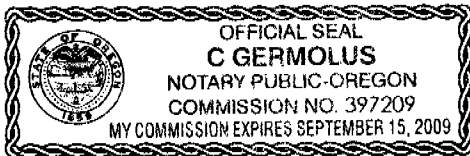
STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 23 day of July, 2008  
by **Juan M. Garcia and Colleen Garcia.** CG

C. GERMOLUS

Notary Public for Oregon

My commission expires: 9/15/09



STATE OF Oregon )  
County of Josephine )ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Colleen Garcia.**

\_\_\_\_\_  
Notary Public for Oregon

My commission expires:

APN: R120194

Bargain and Sale Deed  
- continued

File No.: 7161-1246398 (JKS)

Date: 07/22/2008

\_\_\_\_\_  
**Juan M. Garcia**

Colleen Garcia  
**Colleen Garcia**

STATE OF Oregon )  
 )ss.  
County of )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Juan M. Garcia**.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

STATE OF Oregon )  
 )ss.  
County of Josephine )

This instrument was acknowledged before me on this 14<sup>th</sup> day of August, 2008  
by **Colleen Garcia**.

Tonia N. Dixon

Notary Public for Oregon  
My commission expires:

