

2008-012125

Klamath County, Oregon



After recording return to:  
Jose Refugio Castro Avila and Maria  
Hernestina Castro  
1865 Academy  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Same As Above

File No.: 7021-1254511 (ALF)  
Date: July 28, 2008

THIS SPACE



00052298200800121250030039

08/29/2008 11:29:52 AM

Fee: \$31.00

### STATUTORY BARGAIN AND SALE DEED

**Jose Refugio Castro Avila**, Grantor, conveys to **Jose Refugio Castro Avila and Maria Ernestina Castro, husband and wife**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$to convey title only**. (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 28 day of July, 2008.

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FILED  
IN  
CLERK'S  
OFFICE  
JULY 29 2008  
CLERK

APN: R213049

Bargain and Sale Deed  
- continued

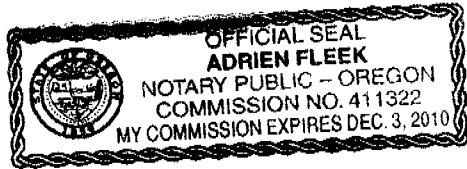
File No.: 7021-1254511 (ALF)  
Date: 07/28/2008

J. Refugio Castro Avila  
**Jose Refugio Castro Avila**

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 28 day of July, 2008  
by **Jose Refugio Castro Avila**.

Adrien Fleeck



Notary Public for Oregon  
My commission expires: 12/3/10

APN: **R213049**

Bargain and Sale Deed  
- continued

File No.: **7021-1254511 (ALF)**  
Date: **07/28/2008**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Lots 6 and 7 in Block 76 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and a portion of Lot 5 in Block 76, described as follows:

Beginning at the most Easterly corner of Lot 7 Block 76; thence South  $52^{\circ}16'30''$  East a distance of 4.70 feet; thence Southwesterly to a point on the Southwesterly line of Lot 5 Block 76, which point is South  $52^{\circ}36'30''$  East 1.65 feet from the most Southerly corner of Lot 6 Block 76; thence North  $52^{\circ}36'30''$  West along said Southwesterly line of Lot 5 Block 76, to the most Southerly corner of Lot 6; thence North  $37^{\circ}23'30''$  East along the Southeasterly line of Lots 6 and 7 Block 76 to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008