

2009-003735

Klamath County, Oregon



00062537200900037350010011

03/16/2009 02:22:30 PM

Fee: \$21.00

After Recording Return to:

GABRIELA GARCIA
1006 ALANDALE STREET
KLAMATH FALLS, OR 97603

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

GABRIELA GARCIA
1006 ALANDALE STREET
KLAMATH FALLS, OR 97603

ATE 66492

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JULIO GARCIA, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GABRIELA GARCIA, 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 anywise appertaining, situated in the County of KLAMATH COUNTY, State of Oregon, described as follows, to-wit:

LOT 21 OF OLD ORCHARD MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON

CODE: 001 MAP: 3809-034CB TL: 05000 KEY:444148

To Have and to Hold the same unto the said 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-.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument February 17, 2009; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

JULIO GARCIA

STATE OF OREGON,

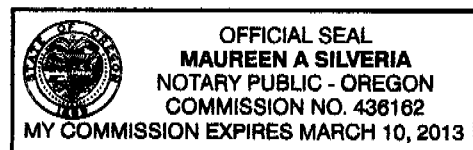
) ss.

County of Klamath

The foregoing instrument was acknowledged before me this 10th
day of March, 2009, by Julio Garcia.

Notary Public for Oregon
My commission expires: 3/10/2013

BARGAIN AND SALE DEED
JULIO GARCIA, as grantor
and
GABRIELA GARCIA, as grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 66492MS

#21 ATE