

2009-008898

Klamath County, Oregon



00068588200900088980020024

THIS SPACE RE

06/29/2009 11:20:22 AM

Fee: \$26.00



After recording return to:  
Patricio Lerma and Tana M Manes  
1007 Applewood Street  
Klamath Falls, OR 97603

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

File No.: 7021-1392140 (ALF)  
Date: June 15, 2009

## STATUTORY BARGAIN AND SALE DEED

**Tana M Manes**, Grantor, conveys to **Patricio Lerma and Tana M Manes, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 81, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF  
KLAMATH COUNTY, OREGON.**

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.

APN: R443559

Bargain and Sale Deed  
- continued

File No.: 7021-1392140 (ALF)  
Date: 06/15/2009

Dated this 15 day of June, 2009.

Tana M Manes  
**Tana M Manes**

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 15 day of June, 2009  
by **Tana M Manes**.

Adrien Fleek

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

