

2010-000850

Klamath County, Oregon



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01/22/2010 02:41:24 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
Ratliff & Ratliff, P.C.  
905 Main Street, Ste 200  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Cayetano B. Nanni and Maria Elena Nanni,  
Husband and Wife  
610 Pelican Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Maria Elena Bortolotti  
610 Pelican Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Maria Elena Bortolotti  
610 Pelican Street  
Klamath Falls, OR 97601

1st 1513971

**BARGAIN AND SALE DEED**

**CAYETANO B. NANNI and MARIA ELENA NANNI, husband and wife**, hereinafter referred to as grantor, conveys to **MARIA ELENA BORTOLOTTI**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 13, Block 17, Tract No. 1176, a RE-SUBDIVISION OF BLOCK 17,  
BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in  
the County of Klamath, State of Oregon.

Tax Property ID No.: R438057  
Map Tax Lot: R-3809-019DC-01400-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This Bargain and Sale Deed is given by grantor pursuant to the terms of a general judgment of dissolution of marriage/domestic partnership agreement of the parties in a dissolution of marriage proceeding prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0903243CV, whereby grantee is awarded the hereinabove-described real property.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**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**

F42-

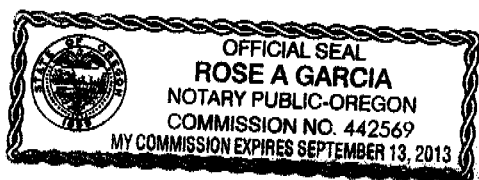
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Cayetano Nanni  
Cayetano B. Nanni

Maria E. Nanni  
Maria Elena Nanni

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 21 day of  
January, 2010 by Cayetano B. Nanni.



Rose A. Garcia  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9/13/2013

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 22 day of  
January, 2010 by Maria Elena Nanni.



Adrien Fleek  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 12-3-10