

WTC 1396-9945

2010-002768

Klamath County, Oregon

After recording return to:

Francisco Ortega  
3207 Shasta Way  
Klamath Falls, OR 97603



00080626201000027680010014

03/01/2010 03:15:48 PM

Fee: \$37.00

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

Francisco Ortega  
3207 Shasta Way  
Klamath Falls, OR 97603

**STATUTORY  
BARGAIN AND SALE DEED**

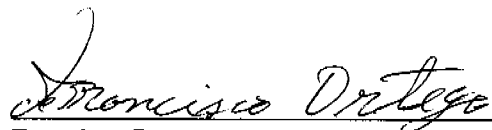
Francisco Ortega, Grantor, conveys to Francisco Ortega and Eberto Ortega-Vidrio, not as tenants in common but with rights of survivorship, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

**Lot 3 in Block 1, HOMEACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. Less and excepting the South 72 feet of the East 121.5 feet and the West 178.1 feet of said lot.**

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

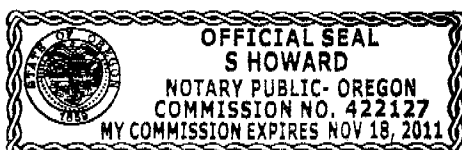
Dated this March 1, 2010.

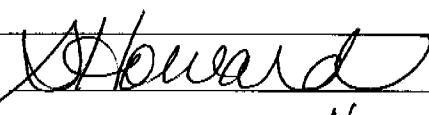
  
Francisco Ortega

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON }  
County of Klamath ss

This instrument was acknowledged before me on March 1, 2010  
by Francisco Ortega  
This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



  
My commission expires 11-18-11 Notary Public for Oregon

37AMT