

BE NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Yazmin K. de Dios Villanueva

2010-009121

Klamath County, Oregon

Grantor's Name and Address

Ruben Velez

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Ruben Velez
15428 Tupper St
North Hills, CA 91343

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Ruben Velez
15428 Tupper St
North Hills, CA 91343

00088097201000091210020029

SPACE RES
FOR
RECORDED

08/03/2010 09:01:25 AM

Fee: \$42.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Yazmin K. de Dios Villanueva

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Ruben Velez and Socorro Velez, as tenants by the entirety,
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 any way appertaining, situated in Klamath County,
State of Oregon, described as follows, to-wit:See exhibit "A" attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.[Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.[Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on 8-2-10,by Yazmin K. de Dios Villanueva

This instrument was acknowledged before me on _____,

by _____

as _____

of _____

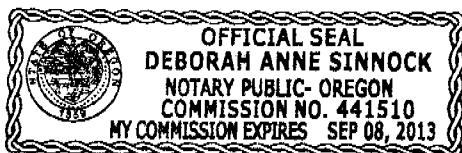
Deborah Sinnock
Notary Public for Oregon
My commission expires 9-8-13

EXHIBIT "A"

A piece or portion of Lots 25 and 26, Block 11, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the county of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of the said Lot 26, and running thence Southeasterly along the Northeasterly boundary of the said Lot 26, 29.00 feet; thence Southwesterly along a line parallel with and 29.00 feet distant at right angles.

Southeasterly from the Northwesterly boundaries of the said Lots 25 and 26, 85.62 feet, more or less, to a point in the Southerly boundary of the said Lot 25; thence Westerly along the said Southerly boundary of Lot 25, 35.40 feet, more or less, to the most Westerly corner of the said Lot 25; thence Northeasterly along the said Northwesterly boundaries of the said Lots 25 and 26, 105.92 feet, more or less, to the said point of beginning.

CODE 1 MAP 3809-33BA TL 11800