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2011-014141

Klamath County, Oregon



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12/23/2011 02:02:27 PM

Fee: \$37.00

Grantor's Name and Address

Grantee's Name and Address

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

Indalecio Segura
3216 Cortez St.
Klamath Falls, OR 97601

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

Indalecio Segura
3216 Cortez St.
Klamath Falls, OR 97601

SPACE RESE
FOR
RECORDER

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that David F. Verschoyle and Diana L. Verschoyle, as
tenants by the entirety

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Indalecio
Segura and Rosario Mendez, with rights of survivorship
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:

LEGAL DESCRIPTION:

All that portion of Lot 26, Block 12, STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

DFV
DLV
Beginning at the Southeast corner of said Lot, running thence West 200 feet to the Southwest corner of said Lot; thence North 01°32'01" to the Northwest corner of said Lot; thence East along the North line of said Lot, 100 feet; thence South parallel with the East line of said Lot 38 feet; thence East parallel with the North line of said Lot 100 feet; thence South 00°54'01" to the place of beginning, being all of said Lot except a tract of land 38 feet by 100 feet in the Northeast corner thereof.

(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 \$ 17,000. ① 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. ② (The sentence between the symbols ①, 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 December 23, 2011; 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

This instrument was acknowledged before me on December 23, 2011
by David F. Verschoyle and Diana L. Verschoyle

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
EMILY COE
NOTARY PUBLIC- OREGON
COMMISSION NO. 426594
MY COMMISSION EXPIRES APR 21, 2012

Notary Public for Oregon

My commission expires April 21, 2012