

Not 92789-DS

2012-002653

Klamath County, Oregon



00115217201200026530030039

03/12/2012 03:29:47 PM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92789-DS
Title Order No. 0092789

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **Stewart L. Castro, Jr.**

Address: **33557 Witam Bluff Dr.**

City, ST Zip: **Chiloquin, OR 97624**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Bargain and Sale Deed

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Stewart L. Castro, Jr., 33557 Witam Bluff Dr., Chiloquin, OR 97624

Petra Castro, 33557 Witam Bluff Dr., Chiloquin, OR 97624

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **STEWART L. CASTRO, JR., 33557 Witam Bluff Dr., Chiloquin, OR 97624**

Buyer Name & Address: **PETRA E. CASTRO, 33557 Witam Bluff Dr., Chiloquin, OR 97624**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **STEWART L. CASTRO, JR.**

Address: **33557 Witam Bluff Dr.**

City, ST Zip: **Chiloquin, OR 97624**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$0.00

477am



THIS SPACE RESERVED FOR RECORDER'S USE

STEWART L. CASTRO, JR.

Grantor's Name and Address

STEWART L. CASTRO, JR.

33557 Witam Bluff Dr.

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

STEWART L. CASTRO, JR.

33557 Witam Bluff Dr.

Chiloquin, OR 97624

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

STEWART L. CASTRO, JR.

33557 Witam Bluff Dr.

Chiloquin, OR 97624

Escrow No. MT92789-DS

Title No. 0092789

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

STEWART L. CASTRO, JR. and PETRA CASTRO, as tenants in common,

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

STEWART L. CASTRO, JR. and PETRA E. CASTRO, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 13 in Block 4 of TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 / part of the consideration.


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

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.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 7th day of MAY, 2012; if a corporate grantor, 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.


STEWART L. CASTRO, JR.


PETRA CASTRO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-7-, 2012 by STEWART L. CASTRO, JR. and PETRA CASTRO.


(Notary Public for Oregon)

My commission expires 9-8-13

