

WTC 93147

2012-003276

Klamath County, Oregon

Western Title & Escrow

Order Number: 56191A



00115957201200032760010018

03/29/2012 09:14:16 AM

Fee: \$37.00

|  |
|--|
| <b>Grantor</b>   |
| Miguel Segoviano<br>1881 SW 1st<br>Redmond, OR 97756                                       |
| <b>Grantee</b>   |
| Miguel Segoviano<br>1881 SW 1st<br>Redmond, OR 97756                                       |
| Until a change is requested, all tax statements<br>shall be sent to the following address: |
| Miguel Segoviano<br>1881 SW 1st<br>Redmond, OR 97756                                       |

Reserved for Recorder's Use

**STATUTORY BARGAIN AND SALE DEED**

Miguel Segoviano, Grantor, conveys to Miguel Segoviano, A Married Man, Grantee, the following described real property:

**Lots 38 through 44, inclusive, in Block 3, of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account No(s): 612144

Map/Tax Lot No(s): 3809-033CA-02600

The true consideration for this conveyance is **Vesting Only**. (Here comply with requirements of ORS 93.030.)

**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.**

Executed this 20 day of March, 2012

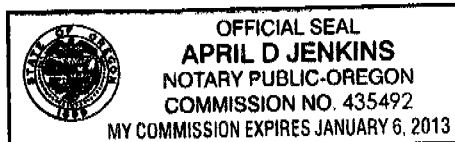
Miguel Segoviano

State of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me on this 20th day of March, 2012 by Miguel Segoviano

Notary Public for Oregon

My commission expires: 1/6/13



37Amf