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2012-006044

Klamath County, Oregon



00119202201200060440010012

06/04/2012 01:47:05 PM

Fee: \$37.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Juan Carlos and Escalante and  
Angelica Escalante

Grantor's Name and Address\*

Juan Carlos Escalante and Angelica  
Escalante, Trustees of the Escalante  
Family Trust dated 9-17-04

Grantee's Name and Address\*

After recording, return to (Name and Address):

Juan Carlos Angelica Escalante  
343 Aspen Ave  
So. San Francisco, CA 94080

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

Juan Carlos Angelica Escalante  
343 Aspen Ave  
So. San Francisco, CA 94080

\*ORS 205 requires the first page of a recorded document to show the names  
and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for  
Instrument to be Recorded, if you need additional space.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Juan Carlos Escalante and Angelica Escalante  
as tenants by the entirety

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Juan Carlos Escalante and Angelica Escalante, Trustees of the Escalante Family Trust dated 9-17-04 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 (legal description of property):

Lot 9, Block 2 of Tract 1246 - First Addition To Chia Park,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon

Tax Account No: 3809-019DC-10800-000 Key No: 874685

(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 \$ 70. 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 instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on June 4, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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 2 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.

STATE OF OREGON, County of Klamath

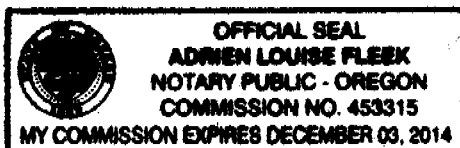
This instrument was acknowledged before me on June 4, 2012  
by Juan Carlos Escalante and Angelica Escalante

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Adrien Fleck  
Notary Public for Oregon  
My commission expires 12/3/14