

2012-006073

Klamath County, Oregon



00119238201200060730020026

06/05/2012 09:33:33 AM

Fee: \$42.00

**Grantor's name and address:**

MARIO NARRO-GARCIA, affiant.  
P. O. Box 3654  
Newport Beach, CA 92659

**Send Tax Statements to:**

MARIO NARRO-GARCIA, Trustee  
Dennis B. Moore Trust  
P. O. Box 3654  
Newport Beach, CA 92659

**After recording return to:**

Richard Fairclo  
409 Pine Street, Suite 209  
Klamath Falls, OR 97601

Returned @ Counter

**BARGAIN AND SALE DEED**

MARIO NARRO-GARCIA, Affiant of Claiming Successor of Small Estate, Klamath County Court Case No. 1104373CV, Grantor, conveys to Mario Narro-Garcia, Successor Trustee of the Dennis B. Moore Family Trust, dated March 26, 1996, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

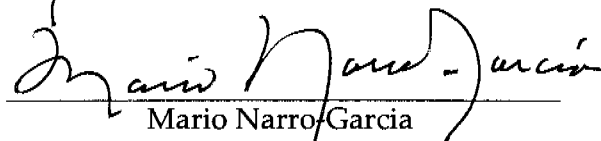
Located in Klamath County, Oregon, described as Lot 12, BLOCK 2, Tract 1009, Yonna Woods, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

**Statutory Provision:**

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 25 day of May, 2012.

  
Mario Narro-Garcia

STATE OF CALIFORNIA     )  
                                      ) ss.  
COUNTY OF ORANGE     )

On May 25th 2012, before me, NANCY STANTON  
a Notary Public, personally appeared MARIO NARRO-GARCIA, who proved to  
me on the basis of satisfactory evidence to be the person whose name is  
subscribed to the within instrument, and acknowledged to me that he executed  
the same in his authorized capacity and that by his signature on the instrument,  
the person or the entity upon behalf of which the person acted executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of  
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_ Nancy Stanton

