

St 1898740-ALF

2012-006509

Klamath County, Oregon



After recording return to:  
Teresa Lemus and Rosalio Cazarez  
2003 7th Street  
Malin, OR 97632

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

File No.: 7021-1898740 (ALF)  
Date: June 14, 2012

THIS SPACE



00119770201200065090020023

06/14/2012 01:55:10 PM

Fee: \$42.00

## STATUTORY BARGAIN AND SALE DEED

**Teresa Lemus**, Grantor, conveys to **Teresa Lemus and Rosalio Cazarez, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of klamath, State of Oregon, described as follows:

**Lot 1, Block 64, City of Malin, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

The true consideration for this conveyance is **\$to convey title 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.

F 42-

APN: R125199

Bargain and Sale Deed  
- continued

File No.: 7021-1898740 (ALF)  
Date: 06/14/2012

Dated this 14 day of June, 2012.

Teresa Lemus  
**Teresa Lemus**

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 14 day of June, 2012  
by **Teresa Lemus**.

Adrien Fleek

Notary Public for Oregon

My commission expires: 12-3-14

