

1st 1842128-DMS



After recording return to:
Joseph Alves, Jr. and Anthony Louis
Alves
6284 Lincoln Road
Yuba City, CA 95993

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

File No.: 7021-1842128 (DM)
Date: July 02, 2012

2012-008413

Klamath County, Oregon

THIS SPACE RE



00122056201200084130040049

08/01/2012 02:40:55 PM

Fee: \$52.00

STATUTORY BARGAIN AND SALE DEED

Joseph Alves, Jr., Grantor, conveys to **Joseph Alves, Jr. And Anthony Louis Alves, Not as tenants in common but with full right of survivorship**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$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.

Dated this 31st day of July, 2012.

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Pg 1 of 34

APN: R629966

Bargain and Sale Deed
- continued

File No.: 7021-1842128 (DM)

Date: 07/02/2012


Joseph Alves, Jr.

STATE OF _____)
)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Joseph Alves, Jr.**

Notary Public for _____
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

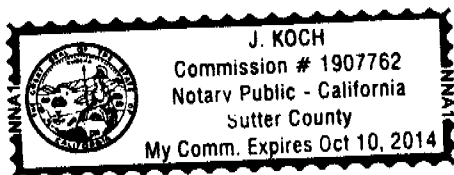
CIVIL CODE § 1189

State of California }

County of Sutter

On July 31, 2013 before me, J. Koch, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Joseph Alves, Jr.
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Place Notary Seal Above

Signature: J. Koch
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

EXHIBIT A

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

Those parts of the NE1/4 and the NW1/4 lying Southerly and Westerly from the Lost River Diversion Channel deeded to the U.S.A. in Deed Book 254 Page 181.

Also, the E1/2 SW1/4 SW1/4, the SE1/4 SW1/4, and the part of the SE1/4 lying Southerly and Westerly of the Lost River Diversion Channel conveyed to the U.S.A. in Deed Book 254 Page 181.

Also, the N1/2 SW1/4, and the W1/2 SW1/4 SW1/4.

All in Section 24 Township 40 South Range 13 East of the Willamette Meridian.

EXCEPTING from the above parcels the strips along the North and South boundaries of said Section 24 deeded to Klamath County for road right-of-way in Deed Book 104 Page 624 and Deed Book 227 Page 141, records of Klamath County, Oregon