

2013-001385
Klamath County, Oregon
02/07/2013 09:41:57 AM
Fee: \$52.00

After Recording Return to:
TITLE SOURCE
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 56992648

Mail Tax Statements To:
4338 AUSTIN STREET
KLAMATH FALLS, OR 97603

Tax ID No.:
R544496

56992648-1766079 BARGAIN & SALE DEED

STATE OF OREGON
COUNTY OF KLAMATH

THIS INDENTURE made and entered into on this 2 day of Feb 2013, by and between JORGE GARCIA, AN UNMARRIED MAN AND NORA HERNANDEZ, F/K/A NORA ENRIQUEZ, A MARRIED WOMAN, of 4338 AUSTIN STREET, KLAMATH FALLS, OR 97603, hereinafter referred to as Grantor(s) and JORGE GARCIA, AN UNMARRIED MAN, of 4338 AUSTIN STREET, KLAMATH FALLS, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in KLAMATH County, OREGON:

SEE ATTACHED EXHIBIT "A"

Also known as: 4338 AUSTIN STREET, KLAMATH FALLS, OR 97603
Property Tax ID No.: R544496
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: _____, Recorded: _____

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00. See ORS 93.030.

Assessor's parcel No. R544496

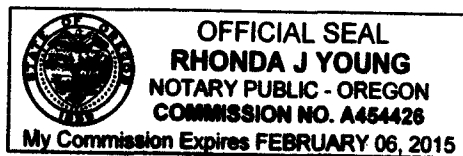
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Jorge Garcia
JORGE GARCIA

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on Feb 2 2013 by
JORGE GARCIA

Rhonda J Young
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 2-6-15



Assessor's parcel No. R544496

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.


NORA HERNANDEZ, F/K/A
NORA ENRIQUEZ



STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on Feb 2 2013 by
NORA HERNANDEZ, F/K/A NORA ENRIQUEZ


NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 2-6-15

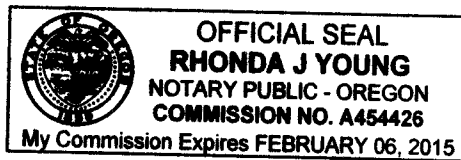


EXHIBIT A
LEGAL DESCRIPTION

LOT 84 OF CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND THE NORTHERLY 12 FEET OF LOT 85 OF CASITAS AS ADJUSTED BY LOT LINE ADJUSTMENT 16-98 FILED APRIL 16, 1998.

PARCEL ID NUMBER: R544496

PROPERTY COMMONLY KNOWN AS: 4338 AUSTIN STREET, KLAMATH FALLS, OR 97603