

2013-001515

Klamath County, Oregon



00131146201300015150020026

02/08/2013 03:33:14 PM

Fee: \$42.00

Until a change is requested,  
all tax statements shall be sent to:

James S. Carpio  
7818 Morning Dew Way  
Bakersfield, CA 93307

After recording return to:

Brooke Law Office LLC  
10260 SW Greenburg Rd, Suite 1180  
Portland, OR 97223

**STATUTORY BARGAIN AND SALE DEED**

**Grantor:** Rudy Z. Carpio, trustee of the Carpio Irrevocable Trust, at 389 Roosevelt, Pomona, CA 91767

**Grantee:** James S. Carpio at 7818 Morning Dew Way, Bakersfield, CA 93307

Rudy Z. Carpio, trustee of the Carpio Irrevocable Trust of 1994 u/t/d July 14, 1994, Grantor, conveys to James S. Carpio, Grantee, that certain property in Klamath County, Oregon described as follows:

*Lot 16 of Block 33, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, County of Klamath and State of Oregon*

The consideration for this deed is other.

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

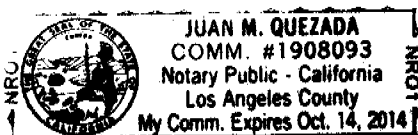
DATED this 31 day of January, 2013.

*Rudy Z. Carpio* TTE  
Rudy Z. Carpio, trustee of the Carpio Irrevocable Trust

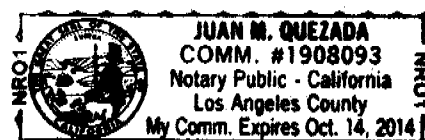
STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this 31<sup>st</sup> day of January, 2013 before me personally appeared Rudy Z. Carpio, who acknowledged that he executed this document in his capacity as trustee of the Carpio Irrevocable Trust of 1994 as his free act and deed.



*J. M. Quezada*, Notary Public  
Print Name: Juan M. Quezada  
My Commission Expires OCT. 14, 2014



*See Attached Acknowledgment*

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On Jan 31, 2013 before me, Juan M. Quezada Notary Public  
(Here insert name and title of the officer)

personally appeared Rudy Z Carrizo

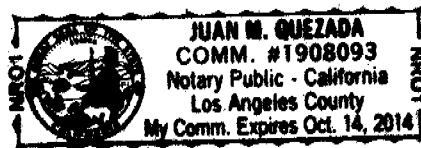
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~her/their~~ authorized capacity~~(ies)~~, and that by his~~her/their~~ signature~~(s)~~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

J. M. Quezada  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

STATUTORY BARGAIN AND  
(Title or description of attached document)

SALE DEED

(Title or description of attached document continued)

Number of Pages ONE Document Date JAN. 31, 2013

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

☒ Individual (s)

☐ Corporate Officer

Trustee  
(Title)

☐ Partner(s)

☐ Attorney-in-Fact

☐ Trustee(s)

☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he~~/she/they~~, is~~/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document