

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REP

2013-003914

Klamath County, Oregon



00134194201300039140010017

04/12/2013 03:40:59 PM

Fee: \$37.00

Grantor's Name and Address

Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

EVERARDO CARO + JOSEFINA AVILA
308 E. Main St
KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

SAME AS ABOVE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Teresa Maria Gutierrez

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Everardo Caro, Josefina Avila, with Right of Survivorship, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

the northerly 49 feet of the southerly 96 feet of lots 23, 24 and 25, Block 3, industrial addition to the city of Klamath Falls, in the county of Klamath state of Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on April 12, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Teresa Maria Gutierrez
TERESA MARIA GUTIERREZ

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 12, 2013
by LYNDA WEST TERESA MARIA GUTIERREZ

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL SEAL
LYNDA WEST
NOTARY PUBLIC - OREGON
COMMISSION NO. 475483
MY COMMISSION EXPIRES FEBRUARY 10, 2017

Notary Public for Oregon

My commission expires February 10, 2017