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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC

2013-004646

Klamath County, Oregon



00135090201300046460010016

05/01/2013 02:51:15 PM

Fee: \$37.00

James S. Garcia & Mary H. Garcia

803 Lawrence

Gilroy, CA 95020

Grantor's Name and Address

James & Mary Garcia, Trustees of the
Garcia Family Trust

803 Lawrence, Gilroy, CA 95020

Grantee's Name and Address

After recording, return to (Name and Address):

SAME AS GRANTEE

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

SAME AS GRANTEE

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that
JAMES S. GARCIA and MARY H. GARCIA aka JAMES GARCIA and MARY GARCIAhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
James Santos Garcia & Mary Helen Garcia, Trustees of the Garcia Family Trust dated 3/18/2013

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):

PARCEL 1: 4418 Meadows Drive, Klamath Falls, OR 97603 more particularly described as follows:
Lot 9 in Block 14 of Tract 1071, First Addition to Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.PARCEL 2: 1023 Alandale St., Klamath Falls, OR 97603 more particularly described as follows:
Lot 38 of OLD ORCHARD MANOR ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.PARCEL 3: 5363 Gatewood Drive, Klamath Falls, OR 97603 more particularly described as follows:
Lot 38 in Block 3 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.PARCEL 4: 1274 West Ridge Drive, Klamath Falls, OR 97601 more particularly described as follows:
Lot 107, TRACT 1437-THE WOODLANDS PHS 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.PARCEL 5: 5119 Cherry Blossom Lane, Klamath Falls, OR 97601 more particularly described as follows:
Lot 99, TRACT 1437-THE WOODLANDS PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 \$ 1.00

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 26, 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.

James S. Garcia aka James Garcia

Mary H. Garcia aka Mary Garcia

STATE OF CALIFORNIA, County of SANTA CLARA ss.

This instrument was acknowledged before me on APRIL 26, 2013

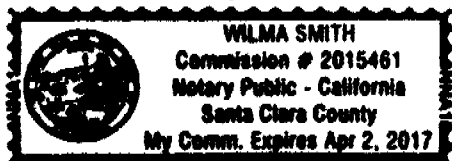
by JAMES S. GARCIA AND MARY H. GARCIA

This instrument was acknowledged before me on APRIL 26, 2013

by

as

of



Notary Public for Oregon California

My commission expires APR 2, 2017