

2013-012979

Klamath County, Oregon



00145361201300129790020029

11/20/2013 11:51:13 AM

Fee: \$42.00

This instrument prepared by:  
William M. Trento  
747 Russell Street  
Klamath Falls, Oregon 97603

When recorded, mail deed, and until a change  
is requested, send future tax statements to:

William M. Trento  
747 Russell Street  
Klamath Falls, Oregon 97603

Parcel ID number: R-4008-033DB-00102-000

**Bargain and Sale Deed**

THIS BARGAIN AND SALE DEED, made this 15<sup>th</sup> day of November, 2013, by the  
GRANTOR:

Ottorino A. Lanza  
210 Aqua Drive  
Cathedral City, California 92232

to the GRANTEE:

William M. Trento

WITNESSETH that the true and actual consideration for this conveyance is \$Changing Vesting

the receipt of which is hereby acknowledged, GRANTOR hereby conveys unto GRANTEE the  
premises located in Klamath County, Oregon - legally described as follows:

PARCEL 2 OF LAND PARTITION 49-97, BEING PARCEL 1 OF LAND PARTITION 48-95,  
SITUATED IN THE N ½ SE ¼ OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 8 EAST  
OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

TOGETHER WITH A 30 FOOT EASEMENT ALONG THE EAST BOUNDARY.

Property address:

747 RUSSELL STREET, KLAMATH FALLS, OREGON 97603

Returned to Grantor

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Ottorino A. Lanza  
Signature

OTTORINO A. LANZA

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

STATE OF California

COUNTY OF RIVERSIDE

Signed and sworn to (or Affirmed) before me on this 12 day of Nov., 2013, by

Ottorino Augusto LANZA

WITNESS my hand and official seal

Notary Public

Print name

March 31, 2016

My commission expires

