



2014-002955

Klamath County, Oregon

04/07/2014 09:31:56 AM

Fee: \$62.00

RETURN TO:
WFG LENDER SERVICES
RECORDING DEPARTMENT
2625 TOWNSGATE ROAD SUITE 101
WESTLAKE VILLAGE, CA 91361

Mail Tax Statements to.
~~After Recording Return To:~~

Commitment Number: 404220

Larry Viveiros and Kathryn L. Viveiros
1170 Eagle Court, Klamath Falls, OR 97601

Grantee(s) Tax-Mailing Address:
1170 Eagle Court, Klamath Falls, OR 97601

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
3808-025DC-02900-000

BARGAIN AND SALE DEED

G and V Development, A California Based LLC, hereinafter grantor, whose tax-mailing address is **1170 Eagle Court, Klamath Falls, OR 97601**, for \$ 1.00 (one dollar and no cents) in consideration paid, to **Larry Viveiros and Kathryn L. Viveiros**, husband and wife, as joint tenants, hereinafter grantees, whose tax mailing address is **1170 Eagle Court, Klamath Falls, OR 97601**, the following real property:

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.

The true consideration for this conveyance was \$ 1.00

Lot 13 in Block 6 of first Addition to Lynnewood Tract no. 1140, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Property Address is: 1170 Eagle Court, Klamath Falls, OR 97601

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: _____

Executed by the undersigned on 12-9-, 2013:

Larry Viveiros

Larry Viveiros, Trustee of the Larry J. Viveiros and Kathryn L. Viveiros 2006 Trust, dated January 12, 2006

Kathryn Viveiros

Kathryn Viveiros, Trustee of the Larry J. Viveiros and Kathryn L. Viveiros 2006 Trust, dated January 12, 2006

12 HS

Daniel S. Gray

STATE OF California
COUNTY OF Merced

The foregoing instrument was acknowledged before me on 12-9-, 2013 by **Larry Viveiros, Kathryn Viveiros and Daniel S. Gray** who is personally known to me or has produced CARD as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

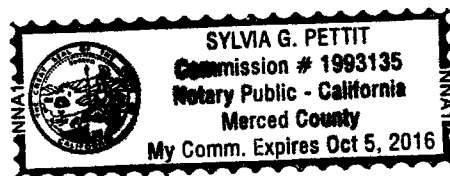
Sylvia G. Pettit
Notary Public

Grantees' Names and Address:

Larry Viveiros and Kathryn L. Viveiros
1170 Eagle Court, Klamath Falls, OR 97601
Send tax statement to grantees

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Oregon State Bar Number: 861803.



Executed by the undersigned on _____, 2013:

Larry Viveiros, Trustee of the Larry J. Viveiros and Kathryn L. Viveiros 2006 Trust, dated January 12, 2006

Kathryn Viveiros, Trustee of the Larry J. Viveiros and Kathryn L. Viveiros 2006 Trust, dated January 13, 2006

Daniel S. Gray

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2013 by **Larry Viveiros, Kathryn Viveiros and Daniel S. Gray** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Grantees' Names and Address:

Larry Viveiros and Kathryn L. Viveiros
1170 Eagle Court, Klamath Falls, OR 97601
Send tax statement to grantees

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Oregon State Bar Number: 861803.

ACKNOWLEDGEMENT

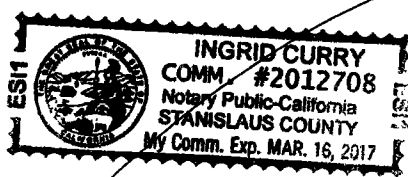
State of California

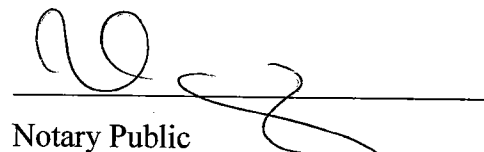
County of Stanislaus

On **December 12, 2013**, before me, **Ingrid Helene Curry, Notary Public**, personally appeared **Daniel S. Gray**, proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 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 & official seal.




Notary Public
State of California
County of Stanislaus

Place notary seal above.

Attached to Bargain and Sale Deed

