

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2014-008658

Klamath County, Oregon



00157587201400086580020027

08/19/2014 11:55:24 AM

Fee: \$47.00

2014-009422

Klamath County, Oregon



00158545201400094220030033

09/10/2014 10:59:32 AM

Fee: \$52.00

ULLOA Sebastian

308 E MAIN ST

KLAMATH FALLS OR 97601

Grantor's Name and Address

Gutierrez ULLOA Sebastian

308 E MAIN ST

KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Gutierrez ULLOA Sebastian

308 E MAIN ST

KLAMATH FALLS OR 97601

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

Gutierrez ULLOA Sebastian

308 E MAIN ST

KLAMATH FALLS OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ULLOA Sebastian

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

GUTIERREZ-ULLOA Sebastian

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 Falls County, State of Oregon, described as follows (legal description of property):

Re. Record To Add legal

See Exhibit A 2014 - 008658

(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 ①, 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 7-31-14, 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.

Please see attached acknowledgment

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on _____,
by _____,

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____.

Notary Public for Oregon

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Francisco

On aug 11, 2014
Date

before me, Jessica Deniz, Notary public
Here Insert Name and Title of the Officer

personally appeared Sebastian Gutierrez - Yllaga
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature: _____

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and sale of Deed

Document Date: 07/31/14

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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A parcel of land in Lot 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 29; thence Southeasterly along the Northerly line of said Lot 29, a distance of 8.4 feet; thence Southwesterly a distance of 12.3 feet, more or less, to the West line of said Lot 29, to a point which is 14.9 feet South from the point of beginning; thence North 14.9 feet to the point of beginning.

ALSO Lot 30, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. EXCEPT a tract of land more particularly described as follows:

Beginning at the Southeast corner of said Lot 30; thence West along the South line of said Lot 30 a distance of 8 feet; thence Northeasterly a distance of 37.1 feet, more or less, to a point on the East line of said Lot 30, which is 36 feet North of the point of beginning; thence South 36 feet to the point of beginning.

ALSO Lot 31, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.