

2014-010930

Klamath County, Oregon



00160352201400109300020023

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Jose Carlos Lemus-Magana
P. O. Box 212
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:

Maria Engracia Hernandez-Rodriguez,
as Custodian for Ximena Itzelh Lemus-Hernandez
Isabel Lemus-Hernandez
Salvador Lemus-Hernandez
P. O Box 212
Malin, OR 97632

SEND TAX STATEMENTS TO:

Maria Engracia Hernandez -Rodriguez
P. O. Box 212
Malin, OR 97632

10/17/2014 03:15:39 PM

Fee: \$47.00

BARGAIN AND SALE DEED

JOSE CARLOS LEMUS-MAGANA, hereinafter referred to as grantor, conveys to **SALVADOR LEMUS-HERNANDEZ, ISABEL LEMUS-HERNANDEZ, and MARIA ENGRACIA HERNANDEZ-RODRIGUEZ, AS CUSTODIAN FOR XIMENA ITZELH LEMUS-HERNANDEZ UNDER THE OREGON UNIFORM TRANSFERS TO MINORS ACT**, as to each an undivided one-third interest as tenants in common, hereinafter collectively referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Beginning at a point on the Southeasterly right of way line of the County road known as the Depot Road extending from the City of Malin, Oregon, to the Great Northern R. R. Depot, which point of beginning is South 89 degrees 59' East 296.4 feet, thence South 256.9 feet to the Southeasterly line of said road and thence North 71 degrees 00' East along the Southerly line of said road, a distance of 255.5 feet from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence South 159.1 feet; thence North 89 degrees 34' East, 50 feet; thence North 176.3 feet to the Southeasterly line of said Depot Road; thence South 71 degrees 00' West a distance of 52.9 feet to the point of beginning, being a parcel of land in Lot 15, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO a life estate hereby granted to **MARIA ENGRACIA HERNANDEZ-RODRIGUEZ**, for the life of **MARIA ENGRACIA HERNANDEZ-RODRIGUEZ**, in and to the hereinabove-described property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

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In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16 day of October, 2014.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Jose Carlos Lemus Magana
Jose Carlos Lemus-Magana

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16 day of October, 2014, by Jose Carlos Lemus-Magana.

Nicole Colleen Booth
NOTARY PUBLIC FOR OREGON
My Commission expires: May 26, 2018

