

13916 - 11509

THIS SPACE RESERVED FOR RECORDER

2014-013418
Klamath County, Oregon
12/30/2014 03:23:59 PM
Fee: \$52.00



ANGELA C. CATALLI-ANGELO

Grantor's Name and Address

EDNA M. GUIDUCCI

429 Ninth St.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

EDNA M. GUIDUCCI

429 Ninth St.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

EDNA M. GUIDUCCI

429 Ninth St.

Klamath Falls, OR 97601

AMERITITLE, has recorded this
instrument by request as an accomodation only.
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

Escrow No. _____

Title No. _____

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

ANGELA C. CATALLI-ANGELO and EDNA M. GUIDUCCI,

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

EDNA M. GUIDUCCI,

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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

A parcel of land situate in Lots 5 and 6 of Block 51 of NICHOLS 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, more particularly described as follows:

Beginning at a point 510 feet North 51° 15' West of a point 60 feet North 38° 45' East of the Northeast corner of Block 12, Original Town in the City of Klamath Falls; thence North 51° 15' West 50 feet; thence North 38° 45' East 120 feet; thence South 51° 15' East 50 feet; thence South 38° 45' West 120 feet to the place of beginning, having a frontage on Ninth Street of 50 feet and situate in SW1/4 SE1/4 Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

5200

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

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.

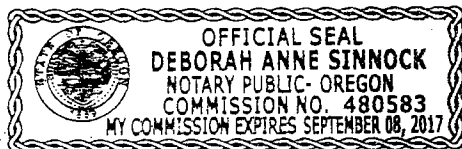
In Witness Whereof, the grantor has executed this instrument this 18th day of December, 2014; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

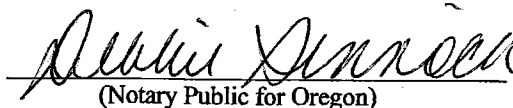

ANGELA C. CATALLI-ANGELO


EDNA M. GUIDUCCI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-30, 2014 by EDNA M. GUIDUCCI.




(Notary Public for Oregon)

My commission expires 9-8-17

State of _____
County of _____

This instrument was acknowledged before me on _____, 2014 by ANGELA C. CATALLI-ANGELO.

(Notary Public)

My commission expires _____

CALIFORNIA NOTARY ACKNOWLEDGEMENT

State of California)
)ss

County of Alameda)

On December 18, 2014, before me, Shelley F. Prado, Notary Public, personally appeared Angela C. Catalli, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

