

2015-001845

Klamath County, Oregon



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03/02/2015 03:36:53 PM

Fee: \$42.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Sorrel Properties, LLC c/o Francisco J. Campos 6428 Sorrel Court Klamath Falls, OR 97603
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**Grantor:**

Francisco J. Campos, Jr.  
And Laura M. Campos  
6428 Sorrel Court  
Klamath Falls, OR 97603

**Grantee:**

Sorrel Properties, LLC  
6428 Sorrel Court  
Klamath Falls, OR 97603

**-BARGAIN AND SALE DEED-**

Francisco J. Campos, Jr. and Laura M. Campos, as tenants by the entirety, Grantor, conveys to Sorrel Properties, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1: Lot 35 in Block 3 of Tract 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 21 Block 10, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is zero dollars (\$0.00).

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, AND 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.

DATED this 20 day of February 2015.

Francisco J. Campos, Jr.

Laura Campos

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

Personally appeared before me this 20<sup>th</sup> day of February, 2015, the above-named Francisco J. Campos, Jr. and Laura Campos and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for Oregon

My Commission expires: 2-10-17