

BLS 1396-11572 NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2015-006963

Klamath County, Oregon

06/30/2015 08:51:06 AM

Fee: \$42.00

KATHERINE R. CLARK, TRUSTEE
 KATHERINE R. CLARK LIVING TRUST
 18809 HILL ROAD
 KLAMATH FALLS, OR 97603

Grantor's Name and Address

RAMONA PEREZ DE VALADEZ
 2544 ROSICKY
 MALIN, OREGON 97632

Grantee's Name and Address

After recording, return to (Name and Address):

RAMONA PEREZ DE VALADEZ
 P O Box 108
 MALIN, OR 97632

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

RAMONA PEREZ DE VALADEZ
 P O Box 108
 MALIN, OR 97632

SPACE RESERVED
 FOR
 RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KATHERINE R. CLARK, TRUSTEE, OF THE
KATHERINE R. CLARK LIVING TRUST
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
RAMONA PEREZ DE VALADEZ
 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 County, State of Oregon, described as follows (legal description of property):

LOTS 1 AND 2, BLOCK 63, CITY OF MALIN ACCORDING TO THE
 OFFICIAL PLAT THE RECORD ON FILE IN THE OFFICE
 OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.
 SUBJECT TO ANY UNPAID CHARGES OR ASSESSMENTS
 OF THE CITY OF MALIN FOR MUNICIPAL IMPROVEMENTS.

AMERITITLE has recorded this
 instrument by request as an accommodation 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.

(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 \$ 42,000.00. ^① 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.~~ ^① (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 29th DAY OF JUNE, 2015; 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.

Katherine R Clark

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on June 29 2014

by

This instrument was acknowledged before me on June 29 2014

by

as

of

Katherine R. Clark
Trustee
The Katherine R. Clark Living Trust



OFFICIAL STAMP
 HEATHER ANNE SCIURBA
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 923466
 MY COMMISSION EXPIRES JANUARY 09, 2018

Notary Public for Oregon

My commission expires JAN 9 2018