

2015-012027

Klamath County, Oregon

11/03/2015 09:11:58 AM

Fee: \$47.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

STATUTORY BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

JEREMIAH JOSHUA GARCIA

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

JEREMIAH JOSHUA GARCIA AND BRANDY L GARCIA, HUSBAND AND WIFE

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

5) SEND TAX STATEMENTS TO:

Jeremiah Joshua Garcia
2027 Eric St.
Klamath Falls, OR 97601

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO CORRECT _____"

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

Grantor:

Jeremiah Joshua Garcia
2027 Erie Street
Klamath Falls, Oregon 97601

Grantee:

Jeremiah Joshua Garcia
and Brandy L. Garcia
2027 Erie Street
Klamath Falls, Oregon 97601

After recording return to:

First American Title Insurance Company
Attn: National Recording
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114

 GARCIA
50704635

OR

FIRST AMERICAN ELS
DEED

**STATUTORY
BARGAIN AND SALE DEED**



JEREMIAH JOSHUA GARCIA, Grantor, conveys to JEREMIAH JOSHUA GARCIA and BRANDY L. GARCIA, husband and wife, Grantee, the following-described real property located in Klamath County, Oregon:

Lot 12, Block 46, HILLSIDE 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.

The true and actual consideration for this conveyance is other than monetary: to change vesting of original Statutory Warranty Deed recorded February 25, 2011, Instrument No. 2011-002549, in the Official Records of Klamath County, Oregon.

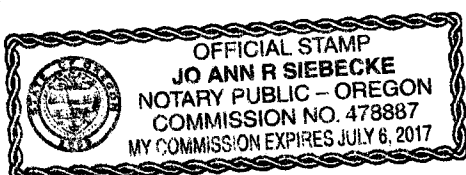
Until a change is requested, all tax statements are to be sent to the following address: no change.

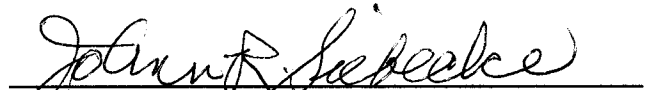
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.


JEREMIAH JOSHUA GARCIA

STATE OF OREGON, County of KLAMATH) ss.

On the 21ST day of OCTOBER, 2015, personally appeared before me the above-named JEREMIAH JOSHUA GARCIA, who declared the foregoing instrument to be his voluntary act and deed.




Notary Public - State of Oregon
Jo Ann R. Siebecke