

2015-013539

Klamath County, Oregon



00179927201500135390010017

12/16/2015 03:56:28 PM

Fee: \$42.00

After recording return to:

Lasheena Nieves & Esteban Nieves
Po Box 7123
Klamath Falls, Or 97602

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

Lasheena Nieves & Esteban Nieves
Po Box 7123
Klamath Falls, Or 97602

**STATUTORY
BARGAIN AND SALE DEED**

Lasheena Nieves, Grantor, conveys to Lasheena Nieves and Esteban Nieves, as wife and husband, Grantee,
the following described real property situated in Klamath County, Oregon, to-wit:

**Lot 4 in Block 7 of BUREKER PLACE, SECOND ADDITION, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this December 16, 2015

Lasheena Nieves

Esteban Nieves

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on December 16, 2015

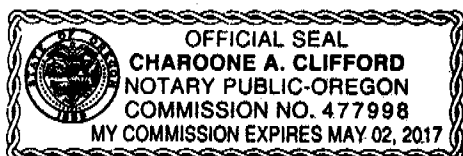
by Lasheena Nieves and Esteban Nieves

This instrument was acknowledged before me on []

by []

as []

of []



Notary Public for Oregon

My commission expires May 2, 2017

ORSTBSD