

2016-012709

Klamath County, Oregon



00195787201600127090020028

11/30/2016 10:08:49 AM

Fee: \$47.00

Recording Requested By:

Jack Davis  
515 East Main St.  
Ashland, OR 97520

When Recorded Mail To:

Jack Davis  
515 E. Main Street  
Ashland, OR 97520

Mail Tax Statements To:

827 West B. St.  
Ontario, CA 91762

(This Space for Recorder's Use)

**GIFT DEED**

Ilona E. Kosa hereby conveys unto Nestor Garcia, Sr. and Angelica M. Garcia, husband and wife all that real property situated in Klamath County, State of Oregon and described as:

Lot 10, Block 20, Tract 1010, First Addition to Ferguson Mountain Pines, situate in Section 33, Township 35 South, Range 13 East of the Willamette Meridian.

This conveyance is intended to be a gift from the undersigned and there is no consideration for this transfer.

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

DAVIS, HEARN, ANDERSON & TURNER

A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
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www.davishearn.com

Gift Deed -1-

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 17<sup>th</sup> day of November, 2016

Ilona E. Kosa  
Ilona E. Kosa

STATE OF NEW YORK     )  
COUNTY OF Niagara     )§

On the 17<sup>th</sup> day of November, 2016, personally appeared the above-named Ilona E. Kosa and acknowledged the foregoing instrument to be a voluntary act. Before me:

Renetta J. Hearn  
Notary Public for New York  
My Commission Expires: 4/16/2019

