



THIS SPACE RESERVED FOR

2017-001392

Klamath County, Oregon

02/08/2017 01:57:00 PM

Fee: \$52.00

Charlotte Rae Florez

7408 Grand Oaks Blvd.  
Citrus Heights, Ca 95621  
Grantor's Name and Address

Victor S. Florez

533 N 7<sup>th</sup> St. 533 N 7th Street

Klamath Falls, OR 97601 Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Victor S. Florez

533 N. 7<sup>th</sup> St. 533 N 7th Street

Klamath Falls, OR 97601 Klamath Falls, OR 97601

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

Victor S. Florez

533 N 7th Street

Klamath Falls, OR 97601

File No. 139858AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Charlotte Rae Florez,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Victor S. Florez**

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 the County of Klamath, State of Oregon, described as follows, to wit:

**Lots 5 and 6 in Block 54 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

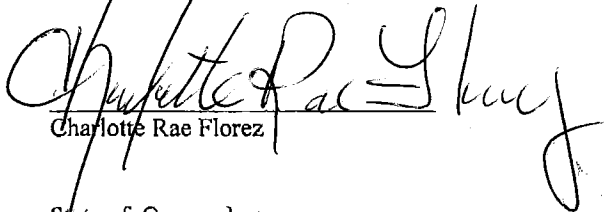
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

  
Charlotte Rae Florez

State of Oregon } ss  
County of Klamath }

On this \_\_\_\_\_ day of February, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Charlotte Rae Florez, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*see attached acknowledgment*

Notary Public for the State of Oregon

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

## ACKNOWLEDGEMENT

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

STATE OF California ) SS  
COUNTY OF Sacramento )

On 2/6/17, before me, **L. Akers, Notary Public** personally appeared  
Charlotte Rave Flores

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) **is/are** subscribed to the within instrument and acknowledged to me that **he/she/they** executed the same in **his/her/their** authorized capacity (ies) and that by **his/her/their** signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

SEAL

WITNESS my hand and official seal.

Signature   
L. AKERS  
NOTARY PUBLIC

In and for the State of California  
County of Sacramento  
My Commission Expires **07/19/2017**  
Commission Number **2030207**



## OPTIONAL SECTION

### CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL  
☐ PARTNER (S) - ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEES  
☐ OTHER

Title or Type of Document Bargain + Sale Deed

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_