

2017-002336

Klamath County, Oregon



00200103201700023360020026

03/06/2017 09:37:38 AM

Fee: \$47.00

This instrument was prepared by;

Virginia I. Migliarese
6234 Old Stage Road
Central Point, OR 97502

**When recorded, mail deed, and until a change
is requested, send future tax statements to:**

Antonio Migliarese
6234 Old Stage Road
Central Point, OR 97502

Parcel Accounts: R883173 (Parcel 1) and R894304 (Parcel 2)

Bargain and Sale Deed

THIS BARGAIN AND SALE DEED, made this 1st day of March 2017, by the GRANTOR to the GRANTEE:

GRANTOR

Virginia I. Migliarese
6234 Old Stage Road
Central Point, OR 97502

GRANTEE

Antonio Migliarese, an unmarried man
6234 Old Stage Road
Central Point, OR 97502

WITNESSETH that the true and actual consideration for this conveyance is love and affection which is hereby acknowledged, GRANTOR hereby convey unto GRANTEE the properties located in Klamath County, Oregon, legally described as **PARCEL 1** of Land Partition 39-06, being a replat of Lot 23 of Tract 1316-PARADISE HILL, situated in the W1/2 NW1/4 Section 6, Township 38 South, Range 9 East of the Willamette Meridian, and E1/2 NE1/4 Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, with an address of Paradise Hills Parcel 1 of Lot 23, Hanks Marsh Vista, Klamath Falls, OR 97601 ; and **PARCEL 2** of Land Partition 39-06, being a replat of Lot 23 of Tract 1316-PARADISE HILL, situated in the W1/2 NW1/4 Section 6, Township 38 South, Range 9 East of the Willamette Meridian, and E1/2 NE1/4 Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, with an address of Paradise Hills Parcel 2 of Lot 23, Hanks Marsh Vista, Klamath Falls, OR 97601.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS, WHEREOF, the grantor has executed this deed on the date set forth above.

Virginia I. Migliarese

Signature

Virginia I. Migliarese

Print Name

Grantor

Capacity

STATE OF Oregon, COUNTY OF Jackson, ss.

On this 1 day of March 2017, personally appeared Virginia I. Migliarese, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

Kristin Whisman

Notary Public

Kristin Whisman

Print Name

01/24/2020

My commission expires

