

2017-004421

Klamath County, Oregon



00202662201700044210010016

04/27/2017 03:21:41 PM

Fee: \$42.00

Grantor's Name and Address

Jessica L. Perez
2053 Lawrence Street
Klamath Falls OR 97601

Grantee's Name and Address

Ricardo P. Perez and Christine L. Perez
2053 Lawrence Street
Klamath Falls OR 97601

After Recording Return to:

Ricardo P. Perez and Christine L. Perez
2053 Lawrence Street
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to:

Ricardo P. Perez and Christine L. Perez
2053 Lawrence Street
Klamath Falls OR 97601

BARGAIN AND SALE DEED

I, Jessica L. Perez, do hereby grant, bargain and convey all right, title and interest (consisting of a 1/3 undivided interest) to Ricardo P. Perez and Christine L. Perez, the following described real property situate in Klamath County, Oregon, to wit:

Beginning at a point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of Alameda, this point also being the extreme West corner of Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 48°18' East along the Southeasterly line of Erie Street, 100.4 feet; thence South 41°42' East parallel with the Alameda 40.0 feet; thence South 48°18' West parallel to Erie Street 100.4 feet; thence North 41°42' West along the Northeasterly line of the Alameda 40 feet to the point of beginning, parcel being a portion of Lot 7, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, 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 . 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.

DATED this 20 day of April, 2017.

Jessica L. Perez

STATE OF OREGON)

)ss:

County of Klamath)

ACKNOWLEDGED BEFORE ME this 20th day of April, 2017, by Jessica L. Perez.

NOTARY PUBLIC FOR OREGON
My Commission Expires: February 21, 2021

