

AmeriTitle
UTC 16/303AM

Title Order No. 17-602983

2017-005497

Klamath County, Oregon

05/18/2017 04:01:00 PM

Fee: \$52.00

UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:

Dyala C. Barbudo
5033 S Etna Street
Klamath Falls, OR 97603

TAX ACCOUNT NO: R1802

AFTER RECORDING, RETURN TO:

Dyala C. Barbudo
5033 S Etna Street
Klamath Falls, OR 97603

This area reserved for County Recorder.

STATUTORY BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that, **Dyala C Barbudo, a married woman who acquired title as Dyala C Marroquin and her spouse Ricardo H Barbudo**, hereinafter called Grantor(s), for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto, **Dyala C Barbudo, sole ownership**, hereinafter called Grantee(s), 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 **Klamath County**, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00,

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on 05/18/2017;
if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$0.00 and other valuable consideration

Dated: May 4, 2017

Dyala C. Barbudo

Ricardo H Barbudo

STATE OF OREGON)
COUNTY OF Klamath) ss

This instrument was acknowledged before me on 9th day, of May, 2017

By Dyala C. Barbudo
This instrument was acknowledged before me on 9th day, of May, 2017

By Ricardo H. Barbudo

As _____

Of _____

[Signature]
Notary Public for Oregon
My commission expires: 8/1/2017

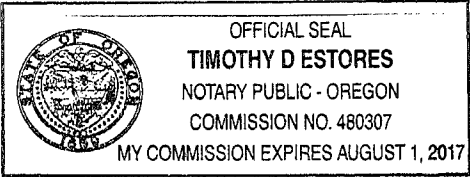


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The South 87.5 feet of Lots 43, 44 and 45 ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the Westerly 20 feet for roadway purposes.

ALSO EXCEPTING therefrom all that portion conveyed to Klamath County by deed recorded July 26, 1954 in Book 268, page 245, Deed Records of Klamath County, Oregon.

PARCEL 2:

A piece or parcel of land situate in the NE1/4 of the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of Lot 46 of ELMWOOD PARK, a platted portion of Klamath County, Oregon; thence North 89°33' West along the Southerly boundaries of Lots 46, 45, 44, 43 and 42 of said ELMWOOD PARK 350.15 feet to an iron pin on the Southerly boundary of and 20 feet more or less Westerly of the Southeast corner of said Lot 42 of said ELMWOOD PARK; thence around a circular curve to the left whose radius is 64.71 feet and whose long chord bears South 28°30' East 618.85 feet for a distance of 64.37 feet; thence South 57°00' East for a distance of 19.75 feet to an iron pin; thence North 78°24 1/8' East for a distance of 310.40 feet more or less to the point of beginning.

EXCEPTING THEREFROM a strip of land 50 feet in width along the Westerly and Southwesterly boundaries. ALSO EXCEPTING THEREFROM all that portion conveyed to Klamath County by deed recorded October 24, 1960 in Book 325, page 1, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion conveyed to David W. Groves by deed recorded December 20, 1996 in Volume M96, page 39518, Microfilm Records of Klamath County, Oregon.

APN: