

2017-005895

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00204431201700058950010016

05/31/2017 11:37:46 AM

Fee: \$42.00

Patricia L. Duarte

500 Hidden Valley Road
Grants Pass, OR 97527

Grantor's Name and Address

Patricia L. and John F. Duarte

500 Hidden Valley Road

Grants Pass, OR 97527

Grantee's Name and Address

After recording, return to (Name and Address):

Patricia L. and John F. Duarte

500 Hidden Valley Road

Grants Pass, OR 97527

Until requested otherwise, send all tax statements to (Name and Address):

Patricia L. and John F. Duarte

500 Hidden Valley Road

Grants Pass, OR 97527

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

Patricia L. Duarte

Grantor,

conveys to Patricia L. and John F. Duarte

Grantee,

the following real property situated in Klamath County, Oregon:

Lots 1 and 2, Block 46, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the South 65 feet of said Lots 1 and 2.

Tax Account No.: 3809-030AB-06700-000

Key No.: 184008

The true consideration for this conveyance is \$ -0- (Here, comply with the requirements of ORS 93.030.)

DATED May 31, 17; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Patricia L. Duarte

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 31, 2017

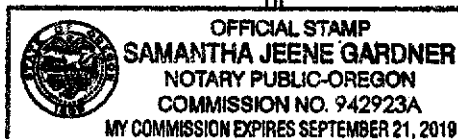
by Patricia L. Duarte

This instrument was acknowledged before me on

by

as

of



Samantha Gardner
Notary Public for Oregon
My commission expires Sept. 21, 2019