



00211940201700119920010012

10/19/2017 12:54:06 PM

Fee: \$42.00

**BARGAIN AND SALE DEED**

Tracy Santos  
1607 West 247<sup>th</sup> Place  
Harbor City, CA 90710  
Grantor

Kenneth Leal and Darleen Leal  
1607 West 247<sup>th</sup> Place  
Harbor City, CA 90710  
Grantee

After recording return to:  
Grantee  
Send tax statements to:  
Grantee

KNOW ALL MEN BY THESE PRESENTS, that TRACY SANTOS, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to KENNETH LEAL and DARLEEN LEAL, Husband and Wife, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of her interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

The North 100 feet of Lot 12, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Map/Tax R-3909-014BB-01902-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.  
The true consideration for this conveyance is other than money

Dated this 11<sup>th</sup> day of oct, 2017.

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.

Tracy Santos

A notary public or other officer completing this certification verifies only the identity of the individual who signed the document to which this certification is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA )  
County of Los Angeles ) ss.

Subscribed and sworn to (or affirmed) before me on October 16<sup>th</sup>, 2017 by Tracy Santos, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

NOTARY PUBLIC

