

2018-000925

Klamath County, Oregon



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01/24/2018 01:40:15 PM

Fee: \$57.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Dimitrios Tserpes
13224 Newport Avenue #2A
Tustin, CA 92780

MAIL TAX STATEMENTS TO:

Klamath County Tax Office
305 Main Street
Room 121
Klamath Falls, OR 97601

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Dimitrios Tserpes, a single person,

for and in consideration of: \$0.00 grants and releases with covenants to the GRANTEE(S):

- Klamath County, 305 Main Street, Klamath Falls, Klamath County, Oregon, 97601,

the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): Lot 4, Tract 1279, FIRST ADDITION TO MONTE VISTA RANCH

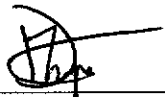
Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: MAP: R-3507-007DB-00500-0000

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. 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.

Grantor Signatures:

DATED: 1 / 12 / 18



Dimitrios Tserpes
13224 Newport Avenue #2A
Tustin, California, 92780

Klamath County approves of the transfer of title of this property via verbal communication with Rick Vaughn, Klamath County Tax Office, on 1/4/2018 at 16:10 PST.

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

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

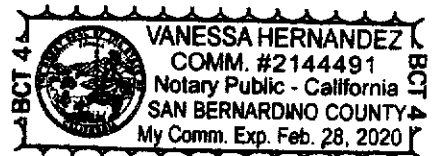
On January 12, 2018 before me, Vanessa Hernandez, Notary Public, personally appeared Dimitrios Tserpes, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ (is) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Vanessa Hernandez
Signature of Notary Public

(Notary Seal)



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2018-1

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

Dimitrios Tserpes

Grantee

Klamath County

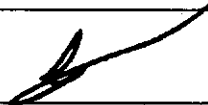
Signed on (date)

1-12-2018

and for consideration of

\$ 0.00

Assessor's signature



Date

1-24-2018

Legal Description: Lot 4, Tract 1279, First Addition to Monte Vista Ranch

Legal Description: