

2018-000965

Klamath County, Oregon

Grantors' names and address:

Felipe Guevara
509 Festivo Street
Oxnard, CA 93030



00216466201800009650020020

01/25/2018 09:56:50 AM

Fee: \$47.00

Grantees' names and address, and after recording return to:

Felipe Guevara, Trustee of the Felipe Guevara Living Trust
509 Festivo Street
Oxnard, CA 93030

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Felipe Guevara, hereinafter called Grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto

FELIPE GUEVARA, or such successor trustees as may hereafter be appointed as trustees of the FELIPE GUEVARA LIVING TRUST dated January 12, 2018, hereinafter called grantee,

and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or appertaining, situated in the County of Klamath Falls, State of Oregon, described as follows, to-wit:

KEY 178989

Klamath Falls Forest Estates Sycon Unit
BLOCK 11, LOT 11C

TO HAVE AND TO HOLD the same unto the said 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.

Where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

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 DEFINE IN ORS 30.930

IN WITNESS WHEREOF, Grantors have executed this instrument on January 12, 2018.



FELIPE GUEVARA

A notary public or other officer completing this certificate verifies only the identity of the individual 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 VENTURA

On 1/12/2018, before me, Monica C. Mathwin
Notary Public, personally appeared Felipe Guevara

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.


Notary Public

