

2018-001508

Klamath County, Oregon

02/07/2018 09:19:01 AM

Fee: \$47.00

Prepared By:
Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**
Pauline Cardoza and
Ignacia Padilla
4221 Fargo Street
Klamath Falls, OR 97603

Return To:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Order Number:
59609797 - **4420084**

STATUTORY BARGAIN AND SALE DEED

PAULINE CARDOZA, an unmarried woman, Grantor, conveys to **PAULINE CARDOZA**, an unmarried woman, and **IGNACIA PADILLA**, an unmarried woman, Grantees, the following-described real property located in Klamath County, Oregon:

The North 70 feet of Lot 26, Tonatee Homes, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Being all of that certain property conveyed to **PAULINE CARDOZA** from **ROBERT K. GARRETT** and **SHERRIE L. GARRETT**, as tenants by the entirety, by deed dated August 10, 2005, and recorded August 11, 2005, as Instrument Number M05-61755 of the Official Records of Klamath County, Oregon.

Commonly known as: 4221 Fargo Street, Klamath Falls, OR 97603

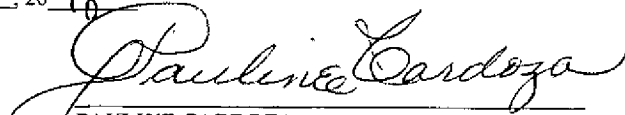
Parcel ID: R-3909-011CC-05700-000

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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.

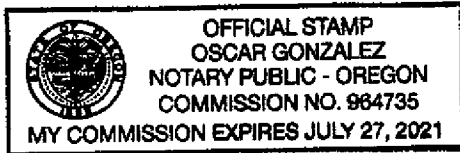
Attached to and becoming a part of Deed between PAULINE CARDOZA, an unmarried woman, as Grantor(s), and PAULINE CARDOZA, an unmarried woman, and IGNACIA PADILLA, an unmarried woman, as Grantee(s).


Dated this 31 of Jan, 20 18


PAULINE CARDOZA

State of Oregon)
County of Klamath) ss.

On the 31 day of Jan, 20 18, personally appeared before me the above-named PAULINE CARDOZA, who declared the foregoing instrument to be her voluntary act and deed.




Notary Public -- State of Oregon