

2018-001577

Klamath County, Oregon



00217205201800015770040040

02/09/2018 08:27:39 AM

Fee: \$57.00

This instrument prepared by:

Patrice Anderson
P.O. Box 5963
Bend, OR 97708

When recorded, mail deed, and until a change
is requested, send future tax statements to:

Bruce and Patrice Anderson
P.O. Box 5963
Bend, OR 97708

Parcel ID number: R225036

Bargain and Sale Deed

THIS BARGAIN AND SALE DEED, made this 25th day of January, 2018, by the
GRANTOR:

Jorge Armenta and Geraldine E. Armenta, husband and wife
1558 Darcy Avenue
Simi Valley, California 93065

to the GRANTEE:

Bruce and Patrice Anderson, husband and wife as joint tenants with rights of
survivorship
P.O. Box 5963
Bend, Oregon 97708

WITNESSETH that the true and actual consideration for this conveyance is
\$849.00 Eight hundred-forty-nine dollars.

the receipt of which is hereby acknowledged, GRANTOR hereby conveys unto
GRANTEE the premises located in Klamath County, Oregon – legally described
as follows:

Lot 1 in Block 8 OREGON SHORES SUBDIVISION – Tract #1053 in the County
of Klamath, State of Oregon, as shown on the Map filed on October 3, 1973 in
Volume 20, Pages 21 and 22 of Maps in the office of the County Recorder of said
County.

Property address: OREGON SHORES TRACT 1053, BLOCK 8, LOT 1,
Map/Taxlot R-3507-006AC-06800-000

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Geraldine E. Armenta
Signature

Geraldine E. Armenta
Print name

grantor
Capacity

Signature

Print name

Capacity

Jorge Armenta
Signature

JORGE ARMENTA
Print name

GRANTOR
Capacity

Signature

Print name

Capacity

STATE OF _____)

COUNTY OF _____)

Signed and sworn to (or Affirmed) before me on this _____ day of _____,
20____, by

WITNESS my hand and official seal.

Notary Public

Print name

My commission expires

**See attached for
California Notary Certificate**

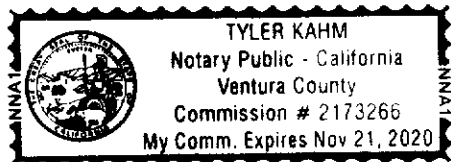
[NOTARY SEAL]

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

Subscribed and sworn to (or affirmed) before me on this 2nd
day of February, 2018, by Jorge Armenta and
Geraldine E. Armenta

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Tyler K