

2018-014507

Klamath County, Oregon



00232727201800145070030033

12/03/2018 02:59:30 PM

Fee: \$92.00

BARGAIN AND SALE DEED

Robert R. Mendoza, Edmund J. Mendoza
and George A. Mendoza
Grantor

Robert R. Mendoza
24998 N. Watkinson Road
Acampo, CA 95220-9331
Grantee

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that ROBERT R. MENDOZA, EDMUND J. MENDOZA and GEORGE A. MENDOZA, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to ROBERT R. MENDOZA, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their 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:

Lot 45, Block 37, FIRST ADDITION TO KLAMATH FALLS FOREST ESTATES. As recorded in Klamath County, Oregon.

R-3510-026A0-04500-000;

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 \$4,650.00.

Dated this 17th day of September, 2018.

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.

Robert R. Mendoza
Robert R. Mendoza

Edmund J. Mendoza
Edmund J. Mendoza

George A. Mendoza
George A. Mendoza

In Witness Whereof, Grantor, Robert R. Mendoza, has executed this instrument this 17 day of September, 2018.

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

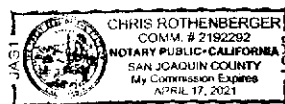
STATE OF CALIFORNIA)
) ss.
County of San Joaquin)

On 09-17-2018, 2018 before me, Chris Rothenberger Notary Public
Notary Public, personally appeared, Robert R. Mendoza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 seal.

Signature Chris Rothenberger (Seal)



Robert Reyna Mendoza

In Witness Whereof, Grantor, Edmund J. Mendoza, has executed this instrument this 17th day of SEPTEMBER, 2018. CR

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

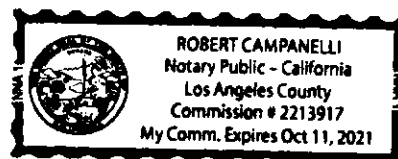
STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

On 09/06/2018, 2018 before me, ROBERT CAMPANELLI
Notary Public, personally appeared, Edmund J. Mendoza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 seal.

Signature *Robert Campanelli*

(Seal)



In Witness Whereof, Grantor, George A. Mendoza, has executed this instrument this 6 day of SEPTEMBER, 2018.

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

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

On 09/06/2018, 2018 before me, ROBERT CAMPANELLI
Notary Public, personally appeared, George A. Mendoza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 seal.

Signature *Robert Campanelli*

(Seal)

