

2018-014528**Klamath County, Oregon****Grantor's Name and Address:**

Gregory Castro
P.O. Box 6873
Bend, Oregon 97708



00232756201800145280020026

12/04/2018 09:57:21 AM

Fee: \$87.00

**Until Change is Requested, all Tax
Statements to be sent to Grantee :**

Gina Gramenz
145038 Greenwood Road
La Pine, Oregon 97739

After recording, return to:

Gina Gramenz
145038 Greenwood Road
La Pine, Oregon 97739

STATUTORY BARGAIN AND SALE DEED

Gregory Castro, Grantor, conveys to Gina Gramenz, Grantee, the following real property situated in Klamath County, Oregon, legally described as:

(Lot 35 in Block 4 of SUN FOREST ESTATES, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.)

The true consideration for this conveyance is pursuant to the terms and provisions of the General Judgment of Dissolution of Marriage (Stipulated), Deschutes County Case No. 17DR11630.

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.

DATED: 11/28/2018, 2018

Gregory Castro
Gregory Castro, Grantor

STATE OF California)
OREGON)
County of Sacramento) SS.

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.

On 28th day of November, 2018 the above named Gregory Castro, Grantor, personally appeared before me and acknowledged the foregoing instrument to be his voluntary act and deed.

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.

Hivayat Ali
Notary Public for California)
My commission expires: 03/25/2022

