

Returned at Counter

After recording, return and send tax statements to:
MAURO AND HELEN ESQUEDA
3926 Rio Vista Way
Klamath Falls, OR 97603

2019-001804

Klamath County, Oregon



00236209201900018040020029

02/27/2019 11:52:34 AM

Fee: \$87.00

BARGAIN AND SALE DEED

Know all by these presents that MAURO ESQUEDA, HELEN GAY ESQUEDA, LOUIE ESQUEDA and FLOYD ESQUEDA, Grantors, convey to the MAURO AND HELEN ESQUEDA REVOCABLE LIVING TRUST, Grantee, the real property situated in Fort Klamath, Oregon, more particularly described as follows, subject to all encumbrances of record:

Lot 10 and Northerly 26 feet of Lot 9 of Block 2 of Fort Klamath, a platted portion of said Klamath County.

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration, the receipt of which is hereby acknowledged.

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 this 12 day of February, 2018.

MAURO ESQUEDA

Helen Esqueda
HELEN GAY ESQUEDA

STATE OF OREGON)
County of KLAMATH) ss.

On this 10th day of February, 2018, the foregoing instrument was acknowledged before me by MAURO ESQUEDA and HELEN GAY ESQUEDA.




Notary Public for Oregon

My Commission Expires:

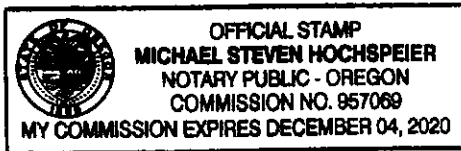
7/31/2020


STATE OF OREGON)
) ss.
County of KLAMATH)

Dated this 26 day of November, 2018.


FLOYD ESQUEDA


On this 26 day of November, 2018, the foregoing instrument was acknowledged before me by
FLOYD ESQUEDA.



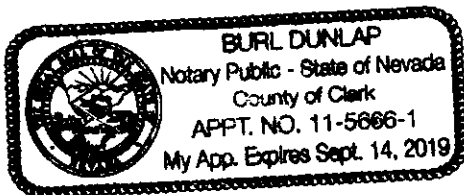

Notary Public for Oregon
My Commission Expires: Dec 04, 2020


STATE OF ^{Nevada}OREGON)
) ss.
County of ^{Clark}KLAMATH)
810

^{Bun}
Dated this 26 day of January, ²⁰¹⁹2018.


LOUIE ESQUEDA

On this 26 day of Jan, ²⁰¹⁹2018, the foregoing instrument was acknowledged before me by
LOUIE ESQUEDA.




Notary Public for Oregon
My Commission Expires: 09-14-2019