

2019-005706

Klamath County, Oregon



05/21/2019 02:14:05 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Martin Sanchez and  
Paula Sanchez  
P.O. Box 464  
Fort Klamath, OR 97626

GRANTEE'S NAME AND ADDRESS:

Martin-Paula, LLC  
P.O. Box 464  
Fort Klamath, OR 97626

SEND TAX STATEMENTS TO:

Martin-Paula, LLC  
P.O. Box 464  
Fort Klamath, OR 97626

**BARGAIN AND SALE DEED**

Martin Sanchez and Paula Sanchez hereinafter referred to as grantor, conveys to Martin-Paula, LLC, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in that portion of Government Lot 25, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Dalles-California Highway and more particularly described as follows:

Beginning at an iron pin located in the Easterly boundary of the Dalles-California Highway, said point being South 8°41' East a distance of 1860.73 feet from the iron pin on the intersection of the North line of Government Lot 17 and the Easterly boundary of said Highway; thence South 89°43' East parallel with the North line of Government Lot 17, a distance of 250 feet to an iron pin; thence North 8°41' West parallel with said Dalles-California Highway a distance of 200 feet to an iron pin; thence North 89°43' West parallel with said North line of Government Lot 17 a distance of 250 feet to an iron pin on the Easterly boundary of said Highway; thence South 8°41' East along the Easterly boundary of said Highway, a distance of 200 feet more or less, to the place of beginning.

EXCEPTING THEREFROM. That portion conveyed to the State of Oregon, by and through its Department of Transportation Highway Division by instrument recorded June 4, 1988 in Volume M88, at page Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2 / day of May, 2019.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF**

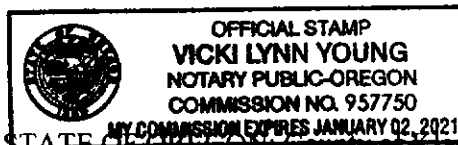
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Martin Sanchez  
Martin Sanchez

Paula Sanchez  
Paula Sanchez

STATE OF OREGON; County of Klamath ) ss.

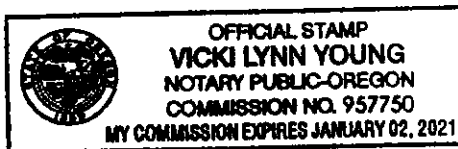
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 21 day of May, 2019, by Martin Sanchez.



Vicki Lynn Young  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 1-2-21

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 21 day of May, 2019, by Paula Sanchez.



Vicki Lynn Young  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 1-2-21