

2019-005707**Klamath County, Oregon**AFTER RECORDING RETURN TO:

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



00240869201900057070020023

05/21/2019 02:14:08 PM

Fee: \$87.00

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, as tenants by the entirety, 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 the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe monument marking the Southeast corner of said Section 28; thence North 89°43'25" West 438.24 feet to the Southeast corner of that tract of land described in deed Volume M78 at page 10129, Microfilm Records of Klamath County, Oregon, said point being South 89°43'25" East 185.00 feet from the Easterly right of way line of the Dalles-California highway; thence North 02°23'57" West 605.71 feet to a 1/2" iron pin, being the Southeast corner of that tract of land described as Parcel 1 in Deed Volume M76 at page 17120, Microfilm Records of Klamath County, Oregon; thence North 08°42'54" West, along the easterly line of said tract 55.46 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap and being the true point of beginning of this description; thence continuing North 08°42'54" West along the Easterly line of said Tract, 670.27 feet to a 5/8" iron pin; thence South 89°31'16" East, generally along an existing fence, 573.57 feet to a 1/2" iron pin on the East line of said Section 28; thence South on the Section line 534.85 feet to the Northeast corner of that Tract of land described in Deed Volume 334 at page 128, Microfilm Records of Klamath County, Oregon, thence on the boundaries of said tract, West 82.82 feet and South 125.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap, thence North 89°40'48" West 389.18 feet to the true point of beginning, with bearings based on the East line of said Section 28 as being South.

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 21 day of May, 2019.

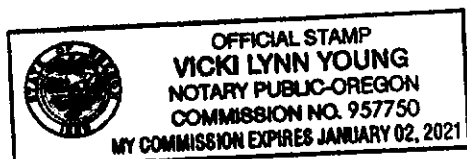
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

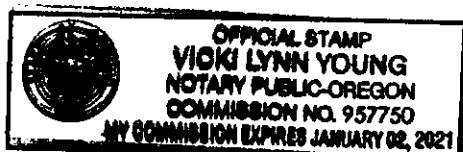
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 21 day of May, 2019, by Martin Sanchez.



Vicki Lynn Young
NOTARY PUBLIC FOR OREGON
My Commission expires:

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: