

2019-014518

Klamath County, Oregon



00251601201900145180030030

THIS SPACE PROVIDED FOR RECORDER'S USE OF

12/13/2019 12:58:39 PM

Fee: \$92.00

Returned at Counter

WHEN RECORDED RETURN TO:

ALFONSO ELIZARRARAS

928 Martin St

Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

ALFONSO ELIZARRARAS JR AE

928 Martin St

Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Alfonso Elizarraras & Emily Davis, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- ALFONSO ELIZARRARAS, 928 Martin St, Klamath Falls, Klamath County, Oregon, 97601,

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

The South 40 feet of Lots 680 and 681, Block 107, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any

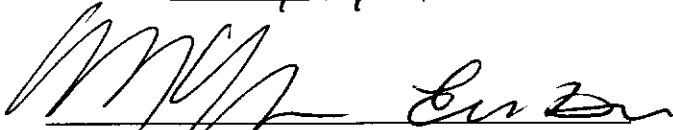
right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: 101

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. 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.

Grantor Signatures:

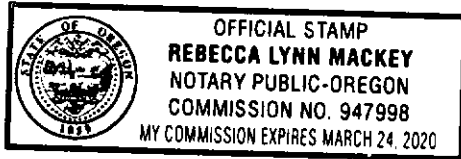
DATED: 12/13/19



Alfonso Elizarraras & Emily Davis
928 Martin St
Klamath Falls, _____, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 13 day of December,
2019 by Alfonso Elizarraras & Emily Davis.
pm JR



Rebecca Lynn Mackey

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 03/24/20