

2020-001480

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC



00254112202000014800010017

02/05/2020 01:27:43 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Renee M.H. Herrera-Rodriguez  
17166 Gary Street  
Klamath Falls, OR 97603

Grantor's Name and Address

Felipe Galvan Ortiz  
3360 Johns Ave  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Felipe Galvan Ortiz  
3360 Johns Ave  
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Felipe Galvan Ortiz  
3360 Johns Ave  
Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Renee M.H. Herrera-Rodriguez

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Felipe Galvan Ortiz

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

A portion of Tract No. 25, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly boundary of TRACT NO. 25 ALTAMONT SMALL FARMS, said point being 132.0 feet distant Westerly from the Northeasterly corner of said tract and running thence North 88° 46' West along the said Northerly boundary line of said tract 132.0 feet; thence South 9° 11' West 323.2 feet, more or less to a point in the Southerly boundary of said tract; thence South 89° 48' East along the said boundary of the tract 132.0 feet; thence North 0° 11' East 322.0 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on February 5, 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

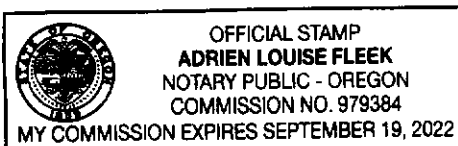
This instrument was acknowledged before me on February 5, 2020, by Renee M.H. Herrera-Rodriguez

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.



Adrien Fleeck  
Notary Public for Oregon  
My commission expires 9-19-2022