

2020-001639

Klamath County, Oregon



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02/10/2020 01:34:06 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Coral R. Villarino, Trustee
1744 E. 11th Street
National City, CA 91950
Grantor

Coral R. Villarino, Trustee
1744 E. 11th Street
National City, CA 91950
Grantee

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that CORAL R. VILLARINO, Trustee of the Oscar D. Romero 2015 Separate Property Trust, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to CORAL R. VILLARINO, Trustee of the Hector Romero Trust under the Oscar D. Romero 2015 Separate Property Trust, dated April 3, 2015, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 21 in Block 11 of OREGON SHORES SUBDIVISION, Tract # 1053, in the County of Klamath County, State of Oregon, as shown on the MAP filed on October 3, 1973 in Volume 20, Pages 21 and 22 of MAPS in the office of the County Recorder of said County.

Map/Tax Lot No. 3507-006DA-02500-000

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

The true consideration for this conveyance is other than money.

Dated this 6 day of FEBRUARY, 2020.

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

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Seo H MacArthur
Returned at Counter

7, CHAPTER 8, OREGON LAWS 2010.

Coral R. Villarino, Trustee
Coral R. Villarino, Trustee

A notary public or other officer completing this certification verifies only the identity of the individual who signed the document to which this certification is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA)

County of San Diego) ss.

On February 6, 2020, 2020 before me, Dania Macias
Notary Public, personally appeared, Coral R. Villarino, Trustee, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Dania Macias (Seal)

