

2020-009132

Klamath County, Oregon



00262683202000091320030032

07/27/2020 09:57:56 AM

Fee: \$92.00

Returned at Counter

After recording, return to:

James V. Broadley II
Pamela G. Kirk
38070 Aspenwood Court
Chiloquin, OR 97624

Until a change is requested,
all tax statements should be sent to:

James V. Broadley II
Pamela G. Kirk
38070 Aspenwood Court
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,

Ronaldo C. Mata, Husband
Miriam K. Mata, Wife
2370 Hooohoihoi Street
Pearl City, HI 96782

CONVEYS to the grantee,

James V. Broadley II
Pamela G. Kirk
38070 Aspenwood Court
Chiloquin, OR 97624

the following described real property:

Lot 26, Block 1, Oregon Shores Tract 1053, according to the plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.

And commonly known as:

Parcel ID: R-224466

The true and actual consideration this conveyance is \$ 3,200.00

Three thousand two hundred dollars

Source of Title:

Being the same property conveyed by bargain and sale deed from Grayco Land Escrow, Ltd to Ronald C. Mata and Miriam K. Mata, husband and wife, recorded on March 31, 1978 in the records of Klamath County, Oregon book M78, pagey6141.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year (this year) and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of July 13, 2020.

Ronaldo Correa Mata
Signature

Ronaldo Correa Mata
Print Name

Husband
Capacity

Signature

Print Name

Capacity

Miriam Kukei Mata
Signature

Miriam Kukei Mata
Print Name

Wife
Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Hawaii
COUNTY OF Honolulu

On this 13 day of July, 2020, before me, Notary Public in and for
said state, personally appeared Ronaldo Correa Mata
and Miriam Kukei Mata,
identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me they freely executed the same.

Signature: Susan M Baxa

Print Name: SUSAN M BAXA

Title: NOTARY PUBLIC

My Commission Expires: 8-17-2022

Doc. Date: 7/13/2020 # Pages 4

Notary Name: Susan M. Baxa First Circuit

Doc. Description: Bargain and
Sale Deed

Susan M Baxa 7/13/2020
Notary Signature Date