

2020-011742

Klamath County, Oregon

09/15/2020 02:46:00 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:  
FITCH & NEARY, PC  
210 SW 5<sup>th</sup> ST., STE. 2  
REDMOND, OR 97756

Unless Otherwise Requested, All  
Tax Statements Shall Be Sent To:  
Roberta E. Vallado  
4810 NW Ice Ave.  
Terrebonne, OR 97760

### BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is no dollars, estate planning.

ROBERTA VALLADAO, Grantor, grants, bargains, sells and conveys unto, ROBERTA E. VALLADAO, Trustee of the VALLADAO MARITAL TRUST dated September 15, 2020, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

Lot 1, Block 5, Tract No. 1093, PINECREST, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**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.**

*[Signature page follows]*

DATED this 15 day of September, 2020.

Roberta E Valladao  
ROBERTA VALLADAO

STATE OF OREGON            )  
                                      : ss.  
County of Deschutes        )

Personally appeared before me this 15 day of September, 2020, the above-named ROBERTA VALLADAO, and acknowledged the foregoing instrument to be her voluntary act and deed.

H. Garrett  
Notary Public of Oregon

