

2017-012911

Klamath County, Oregon



00213059201700129110010014

11/08/2017 03:56:28 PM

Fee: \$42.00

2020-012460

Klamath County, Oregon



00266442202000124600020028

09/29/2020 01:58:27 PM

Fee: \$87.00

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Guillermo Ramirez
4845 Hilyard Ave,
Klamath Falls OR 97603

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

Guillermo and Nora Ramirez
4845 Hilyard Ave.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Guillermo Ramirez

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Guillermo Ramirez and Nora N. Ramirez as Tenants by the Entirety, 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):

Recorded at the Request of the grantor to correct the legal description previously Recorded 95 Vol 2017 and page 012911

See legal description exhibit A attached

Beginning at a point on the Northerly right of way line of Hilyard Avenue, said point situated South 89°30' West (South 89°55' West by plat) 165.00 feet from the Southeast corner of said Tract 22; Thence North 00°30' West, 225.05 feet to the Southwesterly right of way line of the Weyco railroad (formerly O.C. & E. Railroad), (South 67°15' East by plat) 87.24; thence South 00°30' East 190.26 feet; Thence South 89°30' West (South 89°55' West by plat) 80.00 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 \$ Love and affection 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.)

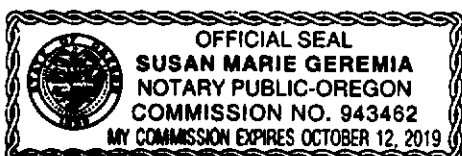
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on Nov 7, 2017; 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, November 7, 2017
This instrument was acknowledged before me on Guillermo Ramirez
by Guillermo Ramirez

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Susan M. Geremia
Notary Public for Oregon
My commission expires 10/12/2019

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Tract 22, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of Hilyard Avenue, said point situated South 89°30' West (South 89°55' West by plat) 165.00 feet from the Southeast corner of said Tract 22; thence North 00°30' West, 225.05 feet to the Southwesterly right of way line of the Weyco railroad (formerly O.C. & E. Railroad), said line also being the Northerly line of said Tract 22; thence South 67°00' East (South 67°15' East by plat) 87.24 feet; thence South 00°30' East 190.26 feet; thence South 89°30' West (South 89°55' West by plat) 80.00 feet to the point of beginning.