

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2020-015417

Klamath County, Oregon

11/25/2020 10:04:01 AM

Fee: \$87.00

Daniel Brenda Balderas  
PO Box 29  
Merrill, OR 97633

Grantor's Name and Address

Sylvia Hernandez  
PO Box 270  
Dorris, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Same as above

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

Same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Daniel Balderas and Brenda Balderas who acquired  
title as Brenda Bartholomew

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

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):

See Exhibit A which is made a part hereof by this reference

(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 \$ 40,000.00. 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 9-30-2015; any signature on behalf of a business or other entity is made with the authority of that entity.

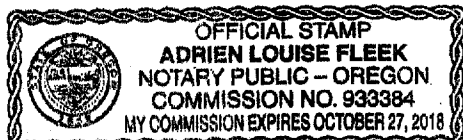
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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

This instrument was acknowledged before me on September 30, 2015  
 by Daniel Balderas and Brenda Balderas

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

by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Adrien Fleek  
 Notary Public for Oregon

My commission expires 10-27-18

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land lying in the NW1/4 of NE1/4 of Section 11, Township 41 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the East line of a tract conveyed to Loftus Gray and wife, by deed recorded June 21, 1961, in Book 330 at page 395, said point being West 2236.6 feet from the Section corner common to Sections 1, 2, 11 and 12 of said Township and Range, and South to a point that is 425 feet North from the North line of Lost River; thence from said point of beginning, West parallel to the North line of said Section 11 a distance of 100 feet; thence South parallel to the East line of said Gray tract a distance of 400 feet more or less to the North bank of Lost River; thence East along Lost River to the East line of said Gray tract; thence North along the East line of said Gray tract a distance of 425 feet to the point of beginning.