



After recording return to:
First American Title Insurance
Company Attn: Recording Team
4795 Regent Blvd
Irving, TX 75063

**Until a change is requested all
tax statements shall be sent
to the following address:**
Jeremiah Joshua Garcia
2027 Erie St
Klamath Falls, OR 97601

File No.: 1103020LV (EV)
Date: 6 Aug 2021

2021-006918

Klamath County, Oregon

05/04/2021 08:40:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

STATUTORY BARGAIN AND SALE DEED

JEREMIAH JOSHUA GARCIA AND BRANDY L. GARCIA, HUSBAND AND WIFE, Grantor, conveys
to **JEREMIAH JOSHUA GARCIA, AN UNMARRIED MAN**, Grantee, the following described real
property:

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

**LOT 12, BLOCK 46, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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

APN: 306038

Bargain and Sale Deed
- continued

File No.: 1103020LV (EV)
Date: 6/18/2020

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.

Commonly known as: 2027 Erie St Klamath Falls, OR 97601

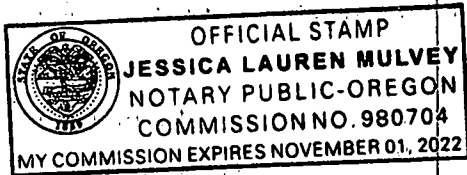
Dated this 6 day of August, 2020.

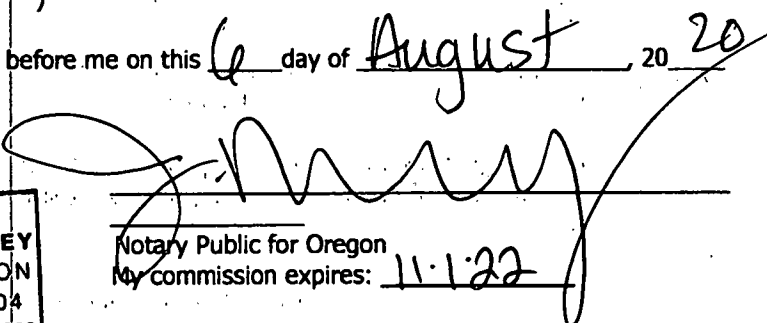

JEREMIAH JOSHUA GARCIA

STATE OF Oregon)

County of _____) ss.
)

This instrument was acknowledged before me on this 6 day of August, 2020
by Jeremiah Garcia




Notary Public for Oregon
My commission expires: 11.1.22