

2021-008999

Klamath County, Oregon



00281615202100089990020020

06/07/2021 03:16:17 PM

Fee: \$87.00

GRANTOR:

Viola A. Juanero
1541 Kent Court
Oxnard, CA 93030

GRANTEE:

Viola Adriatico-Juanero, Trustee
Viola Adriatico-Juanero Trust
1541 Kent Court
Oxnard, CA 93030

AFTER RECORDING RETURN TO:

Henzel Law Offices
PO Box 220027
Portland, OR 97269

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**
Same as Grantee

BARGAIN AND SALE DEED – STATUTORY FORM

Viola A. Juanero, aka Viola Adriatico-Juanero, (the “Grantor”) conveys to Viola Adriatico-Juanero, Trustee of the Viola Adriatico-Juanero Trust, (the “Grantee”) all of Grantor’s interest in the real property, free of encumbrances except for matters of public record, situated in Klamath County, Oregon, and more particularly described as follows:

Lot 10, Block 2 of Latakomie Shores, Subdivision according to the duly recorded plat thereof on file in the official records of the Klamath County Recorder.


[APN: 231350; Map / Tax Lot 3507-007CD-11900]

The true consideration for this conveyance is \$0.

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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 05-05-2021.


Viola A. Juanero, Grantor

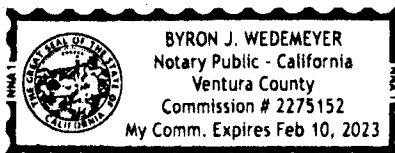
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California)
County of VENTURA)

On MAY 5, 2021, before me, ^{Notary Public} BYRON J. WEDEMEYER (here insert name and title of the officer), personally appeared, Viola A. Juanero, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Signature
Printed Name: BYRON J. WEDEMEYER