

2021-009143

Klamath County, Oregon

06/09/2021 01:03:00 PM

Fee: \$87.00



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

Until a change is requested all tax
statements shall be sent to the
following address:
2027 ERIE ST KLAMATH FALLS, OR
97601
JEREMIAH JOSHUA GARCIA

File No.: 1208349LV (EV)
Date: _____

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

JEREMIAH JOSHUA GARCIA AND BRANDY L. GARCIA, HUSBAND AND WIFE, Grantor, conveys
to **JEREMIAH JOSHUA GARCIA A SINGLE 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, KLAMATH
COUNTY, OREGON.**

EXEMPTION CODE : J.18: Transfers between spouses effected by court order in a marriage dissolution
or separation.

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 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.

Dated this 2nd day of June, 2021.

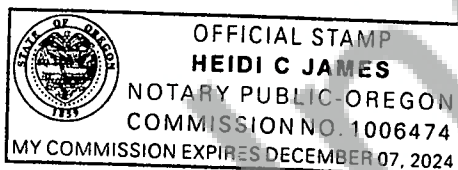

JEREMIAH JOSHUA GARCIA


BRANDY L. GARCIA

STATE OF Oregon)

County of W. Linn)

This instrument was acknowledged before me on this 2nd day of June, 2021
by Jeremiah Joshua Garcia, Brandy L Garcia.




Notary Public for Oregon
My commission expires: 12/07/2024