

Title Order No. 17-775573

2021-011596

Klamath County, Oregon

07/28/2021 04:02:00 PM

Fee: \$92.00

UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:

Silvia Ramirez and Jaime Ramirez-Gonzalez
905 WASHBURN Way
KLAMATH FALLS, OR 97603

TAX ACCOUNT NO: R444200

AFTER RECORDING, RETURN TO:

Silvia Ramirez and Jaime Ramirez-Gonzalez
905 WASHBURN Way
KLAMATH FALLS, OR 97603

This area reserved for County Recorder.

STATUTORY BARGAIN AND SALE DEED

Silvia Ramirez, Grantor, conveys to **Jaime Ramirez-Gonzalez and Silvia Ramirez, husband and wife, as tenants in common**, Grantee, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

The true consideration for this conveyance is No dollars and NO/100 (\$0.00).

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, OF 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 THE 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, OF CHAPTER 424, UNDER 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: July 20, 2021


Silvia Ramirez

STATE OF Oregon

County OF Klamath

I, Jean Ann Backus, a Notary Public for the
County of Klamath and State of Oregon, do hereby
certify that Silvia Ramirez

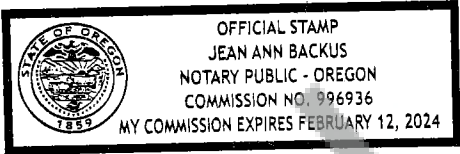
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 22nd day of July, 2021.

Jean Ann Backus
Notary Public - State of Oregon

My Commission Expires: February 12, 2024

(SEAL)



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 15, OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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Copy