

Returned at Counter

Grantor Name and Address:

Eduardo Villaneda and Sebastian Zeleda  
3460 Corey Rd  
Central Point, OR 97502

Grantee Name and Address:

Eduardo Villaneda and Maribel Zeleda  
3460 Corey Rd  
Central Point, OR 97502

After recording, return to (Name and Address):

Eduardo Villaneda and Maribel Zeleda  
3460 Corey Rd  
Central Point, OR 97502

Send all tax statement to (Name and Address):

Eduardo Villaneda and Maribel Zeleda  
3460 Corey Rd  
Central Point, OR 97502

2021-012352

Klamath County, Oregon



00285507202100123520100101

08/12/2021 02:03:25 PM

Fee: \$127.00

BARGAIN AND SALE DEED - STATUTORY FORM

Eduardo Villaneda and Sebastian Zeleda

, Grantor,

conveys to Eduardo Villaneda and Maribel Zeleda

not as tenants in common but with the rights of survivorship

, Grantee,

the following described real property situated in Klamath Falls County, Oregon:

See Exhibit "A" attach

For information purposes only, the physical address, map/tax acct#(s) may be referenced here:

531721 866 Riverside Dr. Klamath Falls, OR 97601 ETAL

The true consideration for this conveyance is \$ 0.00 (See requirements of ORS 93.030)

"Other Value"

DATED 8-11-2021; any signature on behalf of a business or other entity is made with the authority of that entity.

Sebastian Zeleda

Eduardo Villaneda

State of Oregon

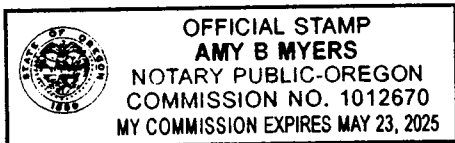
County of Jackson

This instrument was acknowledged before me on (date) 08-11-2021 by Sebastian Zeleda and Eduardo Villaneda

This instrument was acknowledged before me on (date) by

as

of



Amy B Myers  
Notary Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

Parcel 1

**EXHIBIT "A"**  
**(LEGAL DESCRIPTION)**

**SOUTH HALF OF LOT 8 AND ALL OF LOT 9 IN BLOCK 1 OF HILLCREST ADDITION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.**

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Parcel 2

**Lot 5 in block 45 of First 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.**

Parcel 3

Full legal description: Lot 11. LANDIS PARK. in the County of Klamath. State of Oregon

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Klamath County.

Grantor does hereby waive and release to the Grantee all rights of dower, curtesy,

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homestead, community property, and all other right, title and interest in and to the property described in this Deed.

Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.

Grantor covenants with the Grantee, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises.

Parcel 4

Full legal description: Lot 13 of LANDIS PARK  
Klamath County, Oregon

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Klamath County.

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Grantor does hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest in and to the property described in this Deed.

Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.

Grantor covenants with the Grantee, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises.

**Full legal description: Lot 12 Landis Park adjacent to the City of Klamath Falls, Klamath County, Oregon.**

**This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.**

**This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Klamath County.**

**Grantor does hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest in and to the property described in this Deed.**

**Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.**

**Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.**

**Grantor covenants with the Grantee, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises.**

Parcel 6

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF  
KLAMATH, CITY OF KLAMATH FALLS, STATE OF OREGON AND IS DESCRIBED AS  
FOLLOWS:**

**LOT 5, BLOCK 62, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
CLERK OF KLAMATH COUNTY, OREGON.**

Parcel 7

PARCEL 1:

Beginning at the Northerly corner of Block 51, in First Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Easterly line of Block 51 and along the Westerly line of Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 51 feet to the West line of said Block 51; thence Northwesterly parallel with Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street to the place of beginning, being a part of Block 51 in First Addition to the City of Klamath Falls, Oregon.

Parcel 8

PARCEL 2:

Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 364 feet and Southwesterly at right angles to Sixth Street a distance of 51 feet from the most Easterly corner of Block 51, First Addition; thence Northwesterly parallel to Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 20 feet; thence Southeasterly parallel to Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street 20 feet to the point of beginning.



Parcel 9

**Lot 10, Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion conveyed to Klamath County by deed recorded July 1, 1988 in Volume M88, page 10308, Microfilm Records of Klamath County, Oregon, described as follows:**

**A tract of land being a portion of Lot 10, Block 5, ALTAMONT ACRES, also being in the NW1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of said Lot 10 at the intersection of the Altamont Drive and Onyx Avenue rights-of-way; thence Northerly, along said Altamont Drive right-of-way line, 10.00 feet; thence Southeasterly to a point on the North right-of-way line of Onyx Avenue 60.00 feet Easterly of the Southwest corner of said Lot 10 (point of beginning); thence Westerly 60.00 feet to the point of beginning.**

Parcel 10

**The Southerly 40 feet of Lots 4 and 5, Block 7, CANAL ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.**

**Beginning on the Northerly line of 9th Street at the Southeast corner of Lot 5, Block 7, CANAL ADDITION to the City of Klamath Falls, Oregon; thence Northeast along the Northwest line of alley 45.6 feet, more or less, to the most Easterly corner of Lot 4; thence in a Northwest direction along the lot lines between Lots 3 and 4, Block 7, 40 feet; thence in a Southwest direction along a line which is parallel and 40 feet distant from the Northwest line of aforementioned alley to its intersection with the Northerly line of 9th Street; thence in a Southeast direction along the North line of 9th Street to the point of beginning.**