

Grantor Name and Address:

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

Grantee Name and Address:

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

After recording, return to (Name and Address):

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

Send all tax statement to (Name and Address):

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

2021-015693

Klamath County, Oregon



00289301202100156930020022

10/18/2021 02:34:51 PM

Fee: \$87.00

BARGAIN AND SALE DEED - STATUTORY FORM

Eduardo Villaneda and Maribel Zepeda not as tenants in  
Common but with the rights of Survivorship. Grantor,  
conveys to Sebastian Zepeda and Eduardo Villaneda 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:

866 Riverside Dr. Klamath Falls, OR 97601

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

"Other Value"

DATED 10/14/2021; any signature on behalf of a business or other entity is made with the authority of that entity.

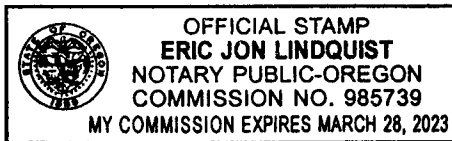
State of Oregon

County of JACKSON

This instrument was acknowledged before me on (date) 10/14/2021 by EDUARDO VILLANEDA AND  
MARIBEL ZEPEA.

This instrument was acknowledged before me on (date) by

as  
of



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.

Copyright © 2018, Legal Document Center, All rights reserved.

**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.**

**[THIS AREA OF THE PAGE LEFT INTENTIONALLY BLANK]**