

Grantor Name and Address:

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

Grantee Name and Address:

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

After recording, return to (Name and Address):

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

Send all tax statement to (Name and Address):

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

2021-015695

Klamath County, Oregon



00289303202100156950030032

10/18/2021 02:35:14 PM

Fee: \$92.00

BARGAIN AND SALE DEED - STATUTORY FORM

Returned at Counter

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

3417 - 3421 Altamont 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.

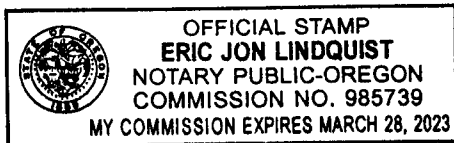
State of Oregon

County of JACKSON

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

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.

92



**2021-003759**

**Klamath County, Oregon**

**03/12/2021 01:18:01 PM**

**Fee: \$87.00**

THIS SPACE RESERVED FOR

After recording return to:

Sebastian Zepeda and Eduardo Villaneda

3460 Corey Rd.

Central Point, OR 97502

Until a change is requested all tax statements shall be sent to the following address:

Sebastian Zepeda and Eduardo Villaneda

3460 Corey Rd.

Central Point, OR 97502

File No. 438983AM

---

**STATUTORY WARRANTY DEED**

**Wilma South,**

Grantor(s), hereby convey and warrant to

**Sebastian Zepeda and Eduardo Villaneda, not as Tenants in Common, but with Rights of Survivorship**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**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.**

The true and actual consideration for this conveyance is \$106,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 10th day of Mar., 2021.

Wilma South  
Wilma South

State of OR } ss  
County of Klamath

On this 10th day of Mar., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Wilma South, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Falls  
Commission Expires 8-30-21

