

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

2021-015696

Klamath County, Oregon



00289304202100156960020022

10/18/2021 02:35:29 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:

435 N. 6th St 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.

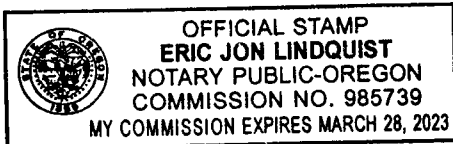
State of Oregon

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.

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2018-007244

Klamath County, Oregon

06/15/2018 10:49:00 AM

Fee: \$92.00

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

**SPECIAL WARRANTY DEED
(OREGON)**

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the
Residential Credit Opportunities Trust III,

Grantor, conveys and specially warrant(s) to

Sebastian Zepeda and Eduardo Villaneda, as tenants in common

Grantee, the following described real property free of encumbrances created or suffered by the
Grantor as specifically set forth herein:

**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.**

This property is free of all encumbrances created, EXCEPT :

Exceptions to the covenants described in ORS 93.855(2)

The true consideration for this conveyance is \$83,500.00

The Grantor for itself and for its successors in interest does by these presents expressly limit the
covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by
statutory or other implication, and does hereby warrant and will defend the title to the property
against all persons who may lawfully claim the same by, through or under the Grantor.

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.