

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

2021-015697

Klamath County, Oregon



00289305202100156970030036

10/18/2021 02:35:51 PM

Fee: \$92.00

BARGAIN AND SALE DEED - STATUTORY FORM

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:

413 S 9th 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.

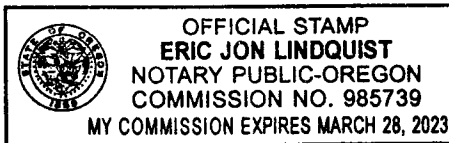
State of Oregon

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



[Signature]
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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2021-005473

Klamath County, Oregon

04/12/2021 01:44:01 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. 440335AM

STATUTORY WARRANTY DEED

Susan E. Snell, as Affiant/Claiming Successor of the Estate of Alton Buford Davis,

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:

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.

The true and actual consideration for this conveyance is \$52,000.00.

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 8 day of April, 2021.

Estate of Alton Buford Davis

(X) By: *Susan E. Snell*
Susan E. Snell, Affiant/Claiming Successor

State of Oregon, ss.
County of Washington

On this 8 day of April, 2021, before me, Kelly L. Reed, a Notary Public in and for said state, personally appeared Susan E. Snell known or identified to me to be the person whose name is subscribed to the foregoing instrument as Affiant/Claiming Successor of the Estate of Alton Buford Davis, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kelly L. Reed
Notary Public for the State of Oregon
Residing at: Canby, OR
Commission Expires: 8-11-23

