

Grantor Name and Address:

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

Grantee Name and Address:

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

After recording, return to (Name and Address):

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

Send all tax statement to (Name and Address):

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

2021-015701

Klamath County, Oregon



00289309202100157010030032

10/18/2021 02:36:57 PM

Fee: \$92.00

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 Eduardo Villaneda and Sebastian Zepeda, 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:

3916 Clinton Ave Klamath Falls, OR 97603

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

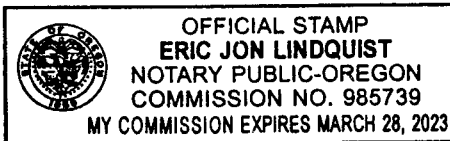
County of JACKSON

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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**PREPARED BY:**

Kelly Egeline

PO Box 138

Keno, Oregon 97627

**AFTER RECORDING RETURN TO:**

Eduardo Villaneda And Or Sabatian  
Zepeda

3460 Corey Rd

Central Point, Oregon 97502

Returned at Counter

*and taxes*

2021-006477

Klamath County, Oregon



00278791202100064770030038

04/28/2021 12:16:37 PM

Fee: \$92.00

**PARCEL ID #:**

3909-010DA-03100

## GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated 04/26/2021, is made by and between Herman B. Lindow, located at 3850 Clinton Ave, Klamath Falls, Oregon 97603 (the "Grantor") and Eduardo Villaneda And Or Sabatian Zepeda, located at 3460 Corey Rd, Central Point, Oregon 97502 (the "Grantee").

For and in consideration of the total sum of **\$100,000.00** dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Klamath County at 3916 Clinton Ave, Klamath Falls, Oregon 97603, and herein described as follows:

**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,

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.

The words "Grantor" and "Grantee" shall be construed as if they read "Grantors" and "Grantees" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, this Deed is hereby executed by the Grantor on this 21<sup>st</sup> day of April, 2021.

**GRANTOR**

**GRANTEE**

Henry B. [Signature]  
(Grantor Signature)

[Signature]  
(Grantee Signature)  
Sebastian Zepeda

3850 Clinton Ave  
Klamath Falls, Oregon 97603

3460 Corey Rd  
Central Point, Oregon 97502

Signed in our presence:

\_\_\_\_\_  
(Witness #1 Signature)

\_\_\_\_\_  
(Witness #2 Signature)

\_\_\_\_\_  
(Witness #1)

\_\_\_\_\_  
(Witness #2)