

2021-016372

Klamath County, Oregon



00290047202100163720300306

10/29/2021 02:18:00 PM

Fee: \$227.00

POWER OF ATTORNEY  
TO SELL REAL ESTATESPACE RESERVED  
FOR  
RECORDER'S USE

Sebastian Zepeda  
3460 Corey Rd  
Central Point, OR 97502

To

Yesenia Zepeda  
3460 Corey Rd  
Central Point, OR 97502

After recording, return to (Name and Address):

Yesenia Zepeda  
3460 Corey Rd  
Central Point, OR 97502

I, Sebastian Zepeda  
hereby appoint Yesenia Zepeda  
as my true and lawful attorney in fact ("my attorney"), to act in my name, place and stead, and for my use and benefit to sell and convey to any party or parties at such price or prices and upon such terms as shall seem equitable, all or any portion of the following described real property situated in Klamath Falls County, State of Oregon, described as follows (legal description of property):

See Exhibit 'A' - 'a-j'

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

with all the rights and obligations attached thereto, and in my name to execute a deed or deeds of conveyance of the same with or without those rights and obligations and warranty.

I hereby give to my attorney full power and authority to do each and every act and thing as specified herein, as fully as I might or could do if personally present, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done by virtue hereof.

In construing this instrument, where the context so requires, the singular includes the plural.

I have signed this instrument on 10/13/2021

Sebastian Zepeda

Sebastian Zepeda

Yesenia Zepeda

Yesenia Zepeda

STATE OF OREGON, County of JACKSON ss.

This instrument was acknowledged before me on October 13, 2021  
by Sebastian Zepeda, Yesenia Zepeda



Amy B. Myers  
Notary Public for Oregon

My commission expires 5/25/2025

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

Counter

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

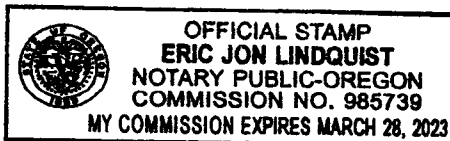
County of JACKSON

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



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.

a

**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]**

B

Grantor Name and Address:  
Eduardo R. Villaneda and Maribel Zefeda  
3460 Corey Rd  
Central Point, OR 97502

Grantee Name and Address:  
Eduardo R. Villaneda and Sebastian Zefeda  
3460 Corey Rd  
Central Point, OR 97502

After recording, return to (Name and Address):  
Eduardo R. Villaneda and Sebastian Zefeda  
3460 Corey Rd  
Central Point, OR 97502

Send all tax statement to (Name and Address):  
Eduardo R. Villaneda and Sebastian Zefeda  
3460 Corey Rd  
Central Point, OR 97502

2021-015694

Klamath County, Oregon



10/18/2021 02:34:56 PM

Fee: \$92.00

BARGAIN AND SALE DEED - STATUTORY FORM

counter Eduardo R. Villaneda and Maribel Zefeda not as tenants in common  
 but with rights of survivorship. Grantor,  
 conveys to Eduardo R. Villaneda and Sebastian Zefeda 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:

414 N. 6th St Klamath Falls, OR

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.

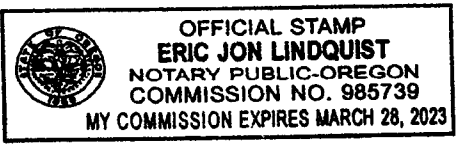
[Signature] [Signature]

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.

12



2019-013296

Klamath County, Oregon

11/14/2019 09:54:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Eduardo R. Villaneda and Sebastian Zepeda

3460 Corey Road

Central Point, OR 97502

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

Eduardo R. Villaneda and Sebastian Zepeda

3460 Corey Road

Central Point, OR 97502

File No. 335572AM

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### STATUTORY WARRANTY DEED

Miji Xie,

Grantor(s), hereby convey and warrant to

**Eduardo R. Villaneda and Sebastian Zepeda, 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:

**PARCEL 1:**

Beginning at the Northerly corner of Block 51, in First Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Easterly line of Block 51 and along the Westerly line of Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 51 feet to the West line of said Block 51; thence Northwesterly parallel with Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street to the place of beginning, being a part of Block 51 in First Addition to the City of Klamath Falls, Oregon.

**PARCEL 2:**

Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 364 feet and Southwesterly at right angles to Sixth Street a distance of 51 feet from the most Easterly corner of Block 51, First Addition; thence Northwesterly parallel to Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 20 feet; thence Southeasterly parallel to Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street 20 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-032AB-11100

412510

The true and actual consideration for this conveyance is \$30,000.00.

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:

414 6th st

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 13<sup>th</sup> day of November, 2019.

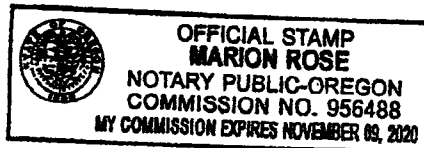
Miji Xie  
Miji Xie

State of OREGON } ss  
County of Jackson }

On this 13 day of November, 2019, before me, MARION ROSE a Notary Public in and for said state, personally appeared Miji Xie, 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.

Marion Rose  
Notary Public for the State of OREGON  
Residing at: ASHLAND, OR  
Commission Expires: 11-9-20



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.

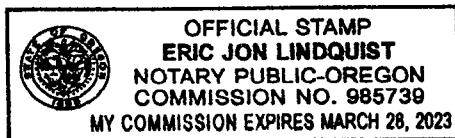
State of Oregon

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.



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:



C

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.

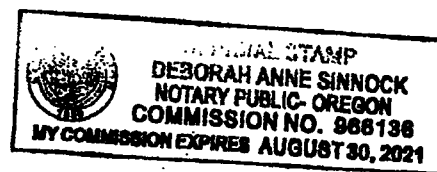
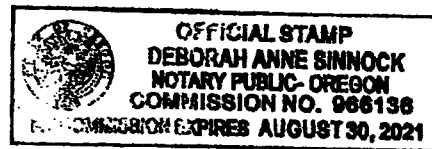
Dated this 10th day of May, 2021.

Wilma South  
Wilma South

State of OR } ss  
County of Marathon

On this 10th day of May, 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: Marathon Co  
Commission Expires 8-30-21



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.  
conveys to Sebastian Zepeda and Eduardo Villaneda, Grantor,  
in Common but with the rights of survivorship. not as tenants  
the following described real property situated in Klamath Falls County, Oregon: Grantee,

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"

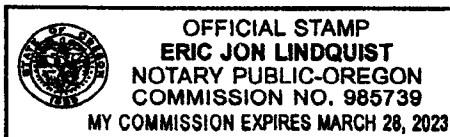
DATED 10/14/2021; any signature on behalf of a business or other entity is made with the authority of that entity.

[Signature] [Signature]

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.

2018-007244  
Klamath County, Oregon  
06/16/2018 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.

E

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.

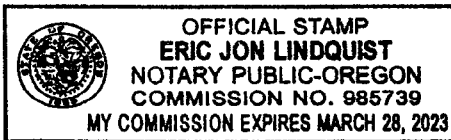
State of Oregon

County of JACKSON

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

This instrument was acknowledged before me on (date) \_\_\_\_\_ by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_



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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02-



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

By: Susan E. Snell

Susan E. Snell, Affiant/Claiming Successor

State of Oregon) ss.

County of Washington

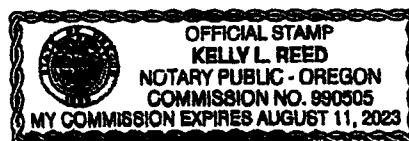
On this 8 day of April, 2021, before me, Kelly L. Reed, a Notary Public in and for said state, personally appeared Susan E. Snell known or identified to me to be the person whose name is subscribed to the foregoing instrument as Affiant/Claiming Successor of the Estate of Alton Buford Davis, and acknowledged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



F

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

2021-015698

Klamath County, Oregon



00289306202100156980040040

10/18/2021 02:36:00 PM

Fee: \$97.00

BARGAIN AND SALE DEED - STATUTORY FORM

Eduardo Villaneda and Maribel Zepeda as tenants in Common but  
with the rights of survivorship  
conveys to Eduardo Villaneda and Sebastian Zepeda as tenants in Common  
but with the rights of survivorship  
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:

R370271

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.

Eduardo Villaneda

Maribel Zepeda

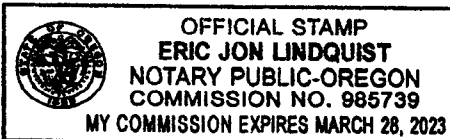
State of Oregon

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.

97

F

**2020-000824**

**Klamath County, Oregon**

**01/22/2020 08:24:00 AM**

**Fee: \$92.00**

After recording return to:  
SOLIDIFI  
88 SILVA LANE STE 210  
MIDDLETOWN, RI 02842

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
GO AMERICA, LLC  
3460 COREY ROAD  
CENTRAL POINT, OR 97502

---

**SPECIAL WARRANTY DEED  
(OREGON)**

GO AMERICA, LLC Grantor, conveys and specially warrant(s) to EDUARDO VILLANEDA AND SEBASTIAN ZEPEDA, AS TENANTS IN COMMON Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein.

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, CITY OF KLAMATH FALLS, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:**

**LOT 5, BLOCK 62, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

Tax Parcel No.: R370271

This property is free of all encumbrances created, EXCEPT.

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.

The true consideration for this conveyance is \$35,000.00.

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.



F

**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

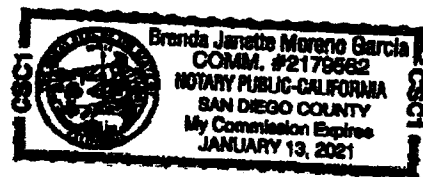
State of California            )  
  )  
County of San Diego         )       ss.

On January 2, 2020, before me, Brenda Janette Moreno Garcia, Notary Public, personally appeared Andrew Garza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

F

Dated. 1-2-20

GO AMERICA LLC

By: Investment Funding Inc member

By: [Signature]  
Name:  
Its: President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally came and appeared before me, the undersigned authority in and for said County and State, appeared \_\_\_\_\_ who acknowledged himself/herself to be the President of \_\_\_\_\_, member of GOAMERICA, LLC, who acknowledged before me that he/she/they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*See Attached*

G

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

2021-015699

Klamath County, Oregon



00289307202100156990030030

10/18/2021 02:36:16 PM

Fee: \$92.00

BARGAIN AND SALE DEED - STATUTORY FORM

Returned at Counter

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:

3904 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.

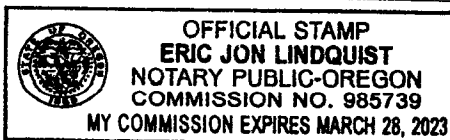
State of Oregon

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



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.

17-

G

**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*

2021-006478

Klamath County, Oregon



00278792202100064780030035

04/26/2021 12:16:58 PM

Fee: \$92.00

**PARCEL ID #:**

3909-010DA-00000 03900

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## 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 3904 Clinton Ave, Klamath Falls, Oregon 97603, and herein described as follows:

Full legal description: Lot 13 of LANDIS PARK  
Klamath County, 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.

9  
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

Allen B. Lohr  
(Grantor Signature)

Sebastian Zepeda  
(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)

Grantor Name and Address:

H  
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

2021-015700

Klamath County, Oregon



00289308202100157000040042

10/18/2021 02:36:51 PM

Fee: \$97.00

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:

3850 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



OFFICIAL STAMP  
ERIC JON LINDQUIST  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 985739  
MY COMMISSION EXPIRES MARCH 28, 2023

[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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**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

**2021-006476**

Klamath County, Oregon



00278790202100064760030031

04/26/2021 12:16:25 PM

Fee: \$92.00

**PARCEL ID #:**

3909-010DA-02800

Returned at Counter

*and Taxes*

## **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 3850 Clinton Ave, Klamath Falls, Oregon 97603, and herein described as follows:

Full legal description: Lot 14 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**SUBJECT TO:**

Regulations described of South Suburban Sanitary District; Regulations described of Klamath Irrigation District; Building set, back line 20 feet from Clinton Avenue as shown on dedicated plat; Easement along rear lot line as shown on dedicated plat; Reservation of easement in plat dedication, to wit: "Easements over all lots for future sewers."

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,

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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, 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 24<sup>th</sup> day of April, 2021.

GRANTOR

GRANTEE

  
(Grantor Signature)

  
(Grantee Signature)  
*Sebastian Cepeda*

3850 Clinton Ave  
Klamath Falls, Oregon 97603

3460 Corey Rd  
Central Point, Oregon 97502

Signed in our presence:

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

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



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State of Oregon

SS.

County of Klamath

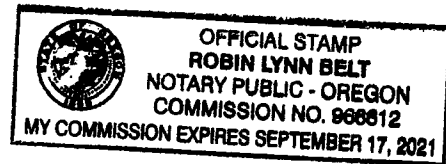
The foregoing instrument was acknowledged before me on 04/26/2021, by Herman B. Lindow personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

Robin Lynn Belt  
(Notary Public Signature)

Notary Commission Expires:

September 17th 2021



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

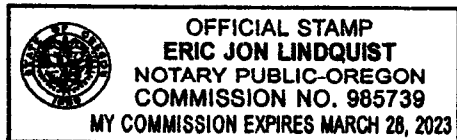
County of JACKSON

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,

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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. DeLee  
(Grantor Signature)

Sebastian Zepeda  
(Grantee Signature)

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)

Grantor Name and Address:

J  
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

Reserved  
for  
Recorder's Use

**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:

3862 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.

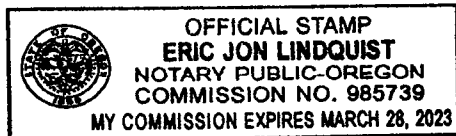
State of Oregon

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 \_\_\_\_\_



[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.

**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*

2021-006479

Klamath County, Oregon



00278793202100064790030032

04/26/2021 12:17:25 PM

Fee: \$92.00

PARCEL ID #:

3909-010DA-02900 3000

## 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 \$87,500.00 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 3852 Clinton Ave, Klamath Falls, Oregon 97603, and herein described as follows:

Full legal description: Lot 12 Landis Park adjacent to the City of Klamath Falls, Klamath County, 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,