

**Prepared By:**  
Jessica Molligan, Esq.  
P.O. Box 16893  
Portland, OR 97292  
OR Bar ID: 001823

**Until a Change is Requested,  
Mail Tax Statements To:**  
James Mastroianni  
3630 Grenada Way  
Klamath Falls, OR 97603

**Return To:**  
James Mastroianni  
3630 Grenada Way  
Klamath Falls, OR 97603

**Order Number:**  
70969469

**STATUTORY BARGAIN AND SALE DEED**

**CHRISTINA I. MASTROIANNI n/k/a CHRISTINA I. TOWERY**, a married woman, and **JAMES MASTROIANNI**, an unmarried man, Grantors, convey to **JAMES MASTROIANNI**, an unmarried man, Grantee, the following-described real property located in Klamath County, Oregon:

The land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:

Lot 15 in Book 1 of Fourth Addition to Sunset Village, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Commonly known as: 3630 Grenada Way, Klamath Falls, OR 97603-7619

Parcel ID: 3909-012BC-08400-000

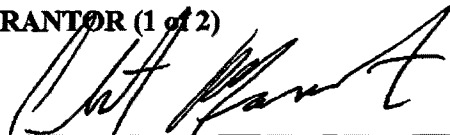
The true and actual consideration for this conveyance is: Zero Dollars (\$0.00) and pursuant to the Judgment of Dissolution of Marriage dated July 13, 2015 in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 1500228CV.

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 25 of August, 2021.

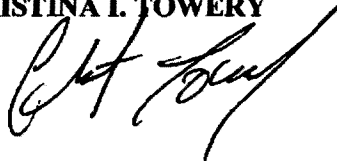
GRANTOR (1 of 2)



CHRISTINA I. MASTROIANNI

n/k/a CHRISTINA I. TOWERY

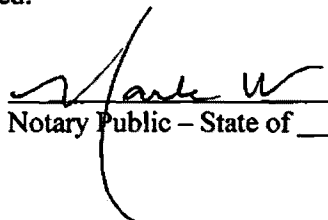
N/A



State of Oregon )  
County of Klamath ) ss.

On the 25 day of August, 2021, personally appeared before me the above-named **CHRISTINA I. MASTROIANNI** n/k/a **CHRISTINA I. TOWERY**, who declared the foregoing instrument to be her voluntary act and deed.



  
Notary Public - State of Oregon

Dated this 25 of August, 2021.

GRANTOR (2 of 2)

[Signature]  
JAMES MASTROLIANNI

State of Oregon)  
County of Clatsop) ss.

On the 25 day of August, 2021, personally appeared before me the above-named JAMES MASTROLIANNI, who declared the foregoing instrument to be his voluntary act and deed.

[Signature]  
Notary Public - State of Oregon

