

Title Order No. 17-802618

UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:

Juan Ulloa and Beatriz Ulloa
3416 Beverly Drive
Klamath Falls, OR 97603

TAX ACCOUNT NO: 442694

AFTER RECORDING, RETURN TO:

Juan Ulloa and Beatriz Ulloa
3416 Beverly Drive
Klamath Falls, OR 97603

2021-017577

Klamath County, Oregon

11/24/2021 08:53:01 AM

Fee: \$92.00

This area reserved for County Recorder.

STATUTORY BARGAIN AND SALE DEED


Juan Ulloa, Grantor, conveys to **Juan Ulloa and Beatriz Ulloa, husband and wife as tenants by the entirety with right of survivorship**, Grantee, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

The true consideration for this conveyance is No dollars and NO/100 (\$0.00).

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: November 2, 2021



Juan Ulloa

STATE OF Oregon

County OF Klamath

I, KENNETH J. DICKINSON, a Notary Public for the
County of KLAMATH and State of Oregon, do hereby
certify that Juan Ulloa

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of NOV, 2021.

Kent Johnson
Notary Public

My Commission Expires: August 30 2024

(SEAL)

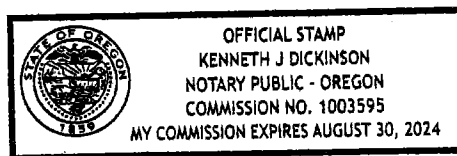


EXHIBIT "A"

The West 130 feet of Lot 1, Block 3, BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH a portion of Tract 20, ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point at the Northwest corner of Tract 20 Enterprise Tracts of Klamath County; thence Southerly 30 feet along the West boundary line of said tract to the fence; thence Easterly along said fence line a distance of 164.2 feet more or less parallel to the Northern boundary line of said tract; thence Northerly a distance of 30 feet parallel to the Western boundary of said tract to a pin on the North boundary line of said tract; thence Westerly along the North boundary line 164.2 feet to the point of beginning.