

2021-018138

Klamath County, Oregon

AFTER RECORDING, RETURN TO:
Mika N. Blain – Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601



00292007202100181380020026

12/07/2021 11:00:26 AM

Fee: \$87.00

SEND TAX STATEMENTS TO:
Dominic Herrera II
4045 Hilyard Avenue #14
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Crystal I. McMahon, Grantor, hereby conveys unto Dominic Herrera II, Grantee, the following-described parcel of real property situate in Klamath County, Oregon:

The North half of the Southeast quarter of the Southwest quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 17, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Tax Lot No. R-3512-01700-2800
Property Account No. 292230

The true and actual consideration for this transfer is \$1.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (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.

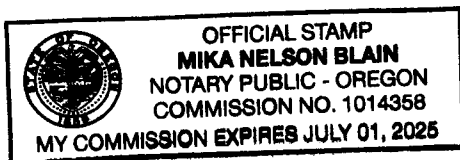
Dated this 3 day of Dec^r Nov 2021.

Crystal I. McMahon
Crystal I. McMahon

STATE OF OREGON, County of Klamath) ss.

On this 3rd day of December, 2021, before me, *Mika Blain*, a Notary Public in and for said state, personally appeared Crystal I. McMahon, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



Mika Blain
Notary Public for Oregon
My Commission Expires: 7/1/2025