

THIS SPACE RESERVED FOR REC

2022-001338

Klamath County, Oregon



00294823202200013380020028

02/01/2022 01:03:13 PM

Fee: \$87.00

Les A. Garaventa Jr and Michalen J. Silva fka Michalen J.  
Garaventa, Trustees of the Les A. Garaventa Jr and Michalen J.  
Garaventa Revocable Living Trust

3573 Clayton Rd

Concord, Ca 94519

Grantor's Name and Address

Les A. Garaventa Jr

3573 Clayton Rd

Concord, Ca 94519

Grantee's Name and Address

After recording return to:

Les A. Garaventa Jr

3573 Clayton Rd

Concord, Ca 94519

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

Les A. Garaventa Jr

3573 Clayton Rd

Concord, Ca 94519

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Les A. Garaventa Jr. and Michalen J. Silva formerly known as Michalen J. Garaventa, Trustees of the Les A. Garaventa Jr. and Michalen J. Garaventa Revocable Living Trust, dated August 25<sup>th</sup> and Les A. Garaventa Jr and Michalen J. Silva formerly known as Michalen J. Garaventa Individually

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Les A. Garaventa Jr

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Parcel 1 of Land Partition 07-12, being a replat of Parcels 2 and 3 of LP 10-10 situated in the NE1/4, the N1/2 SE1/4, the NE1/4 SW1/4 and the NW1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Being recorded August 8, 2012 in Volume 2012-008690, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is divorce.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

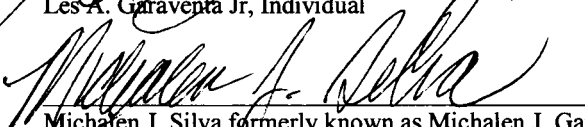
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

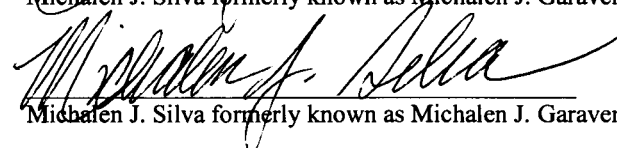
In Witness Whereof, the grantor has executed this instrument this 27th day of January, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Les A. Garaventa Jr. and Michalen J. Garaventa Revocable Living Trust, dated August 25<sup>th</sup>, 1994

  
Les A. Garaventa Jr, Trustee

  
Les A. Garaventa Jr, Individual

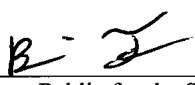
  
Michalen J. Silva formerly known as Michalen J. Garaventa, Trustee

  
Michalen J. Silva formerly known as Michalen J. Garaventa, Individual

State of California } ss  
County of Contra Costa }

On this 27 day of January, 2022, before me, Brandie Feldhake a Notary Public in and for said state, personally appeared Les A. Garaventa Jr and Michalen J. Silva, 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.

  
Notary Public for the State of California  
Residing at: 44252 Treet Blvd, Concord CA 94521  
Commission Expires: 11/25/2025

