

2022-009823

Klamath County, Oregon



00304545202200098230010018

08/12/2022 11:28:40 AM

Fee: \$82.00

Space Reserved  
for  
Recorder's Use

Recorded for record on \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and recorded in  
book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_  
and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed,

Name

Title

By \_\_\_\_\_, Deputy.

Yazmin DeDios Villanueva

20378 Beaver Ave.

Klamath Falls, OR 97601

Grantor's Name and Address

Rosa Maria Ramirez

4659 Denver Ave

Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Rosa Maria Ramirez

4659 Denver Ave

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip)

Rosa Maria Ramirez

4659 Denver Ave

Klamath Falls OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Yazmin DeDios Villanueva  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Rosa Maria Ramirez

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 Klamath County, State of Oregon, described as follows, to-wit:

Lot 568 in Block 115 of Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath Falls, Oregon

Commonly known as 2230 Vine St, Klamath Falls, OR 97601

Tax Account No. 480722

Map Tax Lot No.: R-3809-033AC-17400

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0 (ZERO).  
(here comply with the requirements of ORS 93.930)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 12, 2022: if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of other person duly authorized to do so by order of its board of directors.

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, ABD 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 434, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

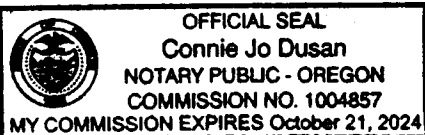
Yazmin DeDios Villanueva

STATE OF OREGON, County of Klamath ss.

On Aug. 12, 2022, personally appeared before me, Connie Jo Dusan the above named Yazmin DeDios Villanueva

and acknowledged the foregoing instrument to be their voluntary act and deed.

Connie Jo Dusan  
Notary Public of Oregon

My commission expires: Oct 21, 2024

Returned at Counter