

2022-010123

Klamath County, Oregon



00304897202200101230020021

08/19/2022 11:59:59 AM

Fee: \$87.00

After recording, mail to:

Edwin J. Vieira  
32821 Sprague River Rd.  
Sprague River, OR 97639

Send tax statements to:

No Change

Returned at Counter

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## WARRANTY DEED

**Martine Ginestar**, Grantor, conveys and warrants to **Edwin J. Vieira**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

### Parcel 1

The N1/2 of Lots 7 and 8 in Block 14 of FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated 3rd Street, as vacated by Ordinance No. A-446 of the Common Council of the Town of Bonanza, Oregon, recorded December 18, 2006 in Volume 2006-024961, Microfilm Records of Klamath County, Oregon, as inured thereto by operation of law.

### Parcel 2

The S1/2 of Lots 7 and 8 in Block 14 of FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

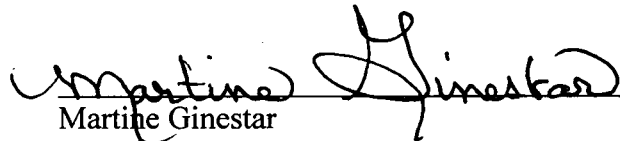
TOGETHER WITH that portion of vacated 3rd Street, as vacated by Ordinance No. A-446 of the Common Council of the Town of Bonanza, Oregon, recorded December 18, 2006 in Volume 2006-024961, Microfilm Records of Klamath County, Oregon, as inured thereto by operation of law.

More commonly known as 2863 3rd Avenue, Bonanza, Oregon 97623

The true consideration for this conveyance is \$112,116.64, which was the balance owing on the Bank of America obligation secured by a Deed of Trust dated July 10, 2007 and recorded in Klamath County Deed records on July 18, 2007 as Document No.: 2007-012728 as of August 1, 2014.

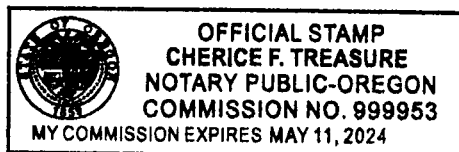
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 18<sup>th</sup> day of August, 2022.

  
Martine Ginestar

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named Martine Ginestar acknowledge the foregoing instrument to be ~~his/her/their~~ voluntary act. Before me this 18<sup>th</sup> day of August, 2022.



  
Notary Public for Oregon  
My commission expires: 5-11-2024