

2022-010690

Klamath County, Oregon



00305560202200106900030039

09/01/2022 11:38:29 AM

Fee: \$92.00

Cali Jean Villatoro  
906 E. Cinnabar Ave  
Phoenix, AZ 85020

Grantor's Name and Address

Beeper Keeper Living Trust, U/D/T, dated July 5, 2016  
Rebecca Lynne White, Trustee  
PO Box 235  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:  
Beeper Keeper Living Trust, U/D/T, dated July 5, 2016  
Rebecca Lynne White, Trustee  
PO Box 235  
Klamath Falls, OR 97601

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

Beeper Keeper Living Trust, U/D/T, dated July 5, 2016  
Rebecca Lynne White, Trustee  
PO Box 235  
Klamath Falls, OR 97601

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## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Cali Jean Villatoro formerly known as Cali Jean Tillm**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto **Rebecca Lynne White, Trustee of the Beeper Keeper Living Trust, Or Her Successor i**  
**Dated July 5, 2016, including any Amendments Hereto,**

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:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

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


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 27 day of August, 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.



Cali Jean Villatoro

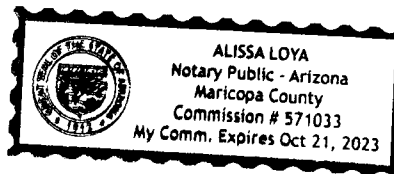
State of Arizona } ss  
County of Maricopa }

On this 27<sup>th</sup> day of August, 2022, before me, Alissa Loya a Notary  
Public in and for said state, personally appeared Cali Jean Villatoro, 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 Arizona  
Residing at: Phoenix / Maricopa  
Commission Expires: 10/21/2023



Legal Description

Exhibit "A"

Parcel 1

Lot 30, RESUBDIVISION OF BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel 2

That portion of the strip of land contiguous to the Northerly boundary of Lot 30, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS. shown on the map filed May 1, 1926 in the Klamath County Records, and between the extensions of the Northwesterly boundary line and the East boundary line of said Lot 30 to the centerline of the strip of land described in that certain correction deed to the United States dated September 28, 1912; recorded in Book 38 at Page 209, filed in the Records of Klamath County, Oregon.