

2022-011427**Klamath County, Oregon**

09/21/2022 01:50:01 PM

Fee: \$97.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Maria J. Duran

4631 Shade Tree Way

Antelope, CA 95843

- 1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**
STATUTORY BARGAIN AND SALE DEED

- 2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**
MARIA J. DURAN, an unmarried woman,

- 3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**
MARIA J. DURAN, as Trustee of THE MARIA J. DURAN LIVING TRUST
dated August 13, 2022

- 4) TRUE AND ACTUAL CONSIDERATION**
ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

- 5) SEND TAX STATEMENTS TO:**

3103 Summers Lane,

Klamath Falls, OR 97603

- 6) SATISFACTION of ORDER or WARRANT**
ORS 205.125(1)(e)

CHECK ONE:
(If applicable)☐

FULL

☐

PARTIAL

- 7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$

- 8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____
TO CORRECT _____"**

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

Prepared By:
Lauren LeJedal, Esq.
200 Fleet Street, Ste. 6100
Pittsburgh, PA 15220
OR Bar ID: 221965

**Until a Change is Requested,
Mail Tax Statements To:**
Maria J. Duran
4631 Shade Tree Way
Antelope, CA 95843

Return To:
Maria J. Duran
4631 Shade Tree Way
Antelope, CA 95843

Order Number:
72688396 -8400835

STATUTORY BARGAIN AND SALE DEED

MARIA J. DURAN, an unmarried woman, Grantor, conveys to **MARIA J. DURAN, as Trustee of THE MARIA J. DURAN LIVING TRUST, dated August 13, 2022**, Grantee, the following-described real property located in Klamath County, Oregon:

A PARCEL OF LAND SITUATED IN THE NW1/4 OF THE NW1/4 OF SECTION 11, TOWNSHIP 39 SOUTH RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 331.4 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID POINT BEING ON THE WEST LINE OF SAID SECTION 11; THENCE SOUTH 89° 48' EAST A DISTANCE OF 262.5 FEET; THENCE SOUTH A DISTANCE OF 82.92 FEET; THENCE NORTH 89° 48' WEST A DISTANCE OF 262.5 FEET; THENCE NORTH A DISTANCE OF 82.95 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING ROADWAY.

Commonly known as: 3103 Summers Lane, Klamath Falls, OR 97603

Parcel ID: 550852

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 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 17 of September, 20 22.

Maria J. Duran
MARIA J. DURAN

State of _____)
County of _____) ss. CM

On the _____ day of _____, 20_____, personally appeared before me the above-named **MARIA J. DURAN**, who declared the foregoing instrument to be their voluntary act and deed.

CALIFORNIA NOTARIAL
CERTIFICATE ATTACHED

Notary Public – State of _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

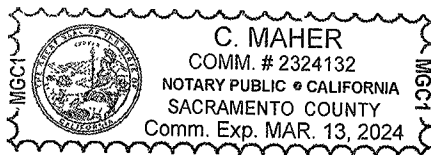
State of California)
County of Sacramento)

On Sept. 17, 2022 before me, C. Maher, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Maria J. Duran
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature C. Maher
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Bargain Sale Deed Document Date: 9/17/22
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____