

THIS SPACE RESERVED FOR REC'D

2022-011599

Klamath County, Oregon



00306641202200115990030032

09/26/2022 01:31:19 PM

Fee: \$92.00

Joel V. Mateo

3960 S B St

Oxnard, CA 93030

Grantor's Name and Address

Todd W. Legaspi

1241 Domingo Pl

Oxnard, CA 93030

Grantee's Name and Address

After recording return to:

Todd W. Legaspi

1241 Domingo Pl

Oxnard, CA 93030

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

Todd W. Legaspi

1241 Domingo Pl

Oxnard, CA 93030

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Joel V. Mateo,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Todd W. Legaspi,**

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:

**Lot 21 in Block 11, KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1, according to the official
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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.

ACKNOWLEDGMENT

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 Ventura

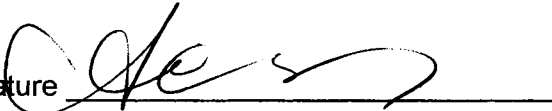
On 9-14-2022 before me, Ana Moreno, Notary Public
(insert name and title of the officer)

personally appeared Jel V. Mateo
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.

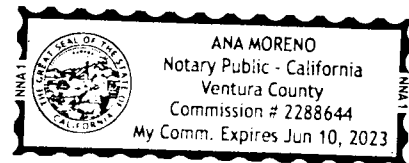
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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 10 day of September, 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.

Joel V. Mateo
Joel V. Mateo

State of California } ss
County of ventura }

On this 10 day of September, 2022, before me, Ana Moreno,
Public in and for said state, personally appeared Joel V. Mateo, 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.

Ana Moreno
Notary Public for the State of
Residing at: California, ventura county
Commission Expires: June 10, 2023

