

THIS SPACE RESERVED FOR

2022-013220
Klamath County, Oregon



00308511202200132200020029

11/10/2022 11:13:19 AM

Fee: \$87.00

Les A. Garaventa Jr
3573 Clayton Rd
Concord, Ca 94519

Grantor's Name and Address

Francesca A. Grounds
PO Box 231
Malin, OR 97632

Grantee's Name and Address

After recording return to:
Francesca A. Grounds
PO Box 231
Malin, OR 97632

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

Francesca A. Grounds
PO Box 231
Malin, OR 97632

=====

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Les A. Garaventa Jr.**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Francesca A. Grounds**,

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:

Parcel 1 of Land Partition 07-12, being a replat of Parcels 2 and 3 of LP 10-10 situated in the NE1/4, the N1/2 SE1/4, the NE1/4 SW1/4 and the NW1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Being recorded August 8, 2012 in Volume 2012-008690, Microfilm Records of Klamath County, Oregon.

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

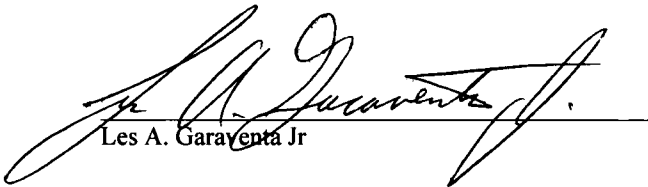
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 4th day of November, 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.


Les A. Garaventa Jr

State of California } ss
County of Contra Costa }

On this 04 day of November, 2022, before me, Brandie Feldhake a Notary
Public in and for said state, personally appeared LES A. Garaventa Jr, 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
Residing at: 4425c Trent Blvd Concord CA 94521
Commission Expires: 11/25/2025

