

GRANTOR NAME AND ADDRESS:

Daniel Castro
559 NE Franklin Avenue
Bend, Oregon 97701

2022-013939

Klamath County, Oregon



00309340202200139390020029

12/05/2022 10:40:26 AM

Fee: \$87.00

GRANTEE NAME AND ADDRESS:

Silvia Campos Campos
559 NE Franklin Avenue
Bend, Oregon 97701

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED**SEND TAX STATEMENTS TO:**

Grantee
559 NE Franklin Avenue
Bend, Oregon 97701

BARGAIN AND SALE DEED - STATUTORY FORM

DANIEL CASTRO, as to an undivided one-half interest, **GRANTOR**, conveys to **SILVIA CAMPOS CAMPOS**, **GRANTEE**, the real property situated in Klamath County, Oregon, and legally described as follows, to-wit:

Beginning at a point created by the intersection of the Southwesterly line of Erie Street and the Northeasterly line of Alameda, this point also being the extreme West corner of Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 48°18' East along the Southeasterly line of Erie Street, 100.4 feet; thence South 41°42' East parallel with the Alameda 40.0 feet; thence South 48°18' West parallel to Erie Street 100.4 feet; thence North 41°42' West along the Northeasterly line of the Alameda 40 feet to the point of beginning, parcel being a portion of Lot 7, Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance stated in terms of dollars is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being a division of properties as between Grantor and Grantee.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 29 day of November, ~~2021~~^(a)
2022

Daniel Castro V.
DANIEL CASTRO

STATE OF OREGON)
) ss.
County of DESCHUTES)

This instrument was acknowledged before me on 29 day of
November, ~~2021~~ by **DANIEL CASTRO**.
2022

Alfredo Arevalo Castillo
NOTARY PUBLIC FOR OREGON
My Commission Expires: May, 03, 2025

