

RECORDING REQUESTED BY
AISTON LAW LLC

GRANTOR'S NAME
Ricardo Lopez, aka Ricardo Lopez, Jr.

GRANTEE'S NAME

Ricardo Lopez and Brenda Brisel Aguilar
Ochoa, a married couple.

SEND TAX STATEMENTS TO
Ricardo Lopez
Brenda Brisel Aguilar Ochoa
410 Calle Asta
Morgan Hill, CA 95037

WHEN RECORDED MAIL TO
Candice N. Aiston
Aiston Law LLC
2164 NE Broadway
Portland, Oregon 97232

2022-013977

Klamath County, Oregon



00309382202200139770020028

12/05/2022 02:17:59 PM

Fee: \$87.00

SPACE ABOVE FOR RECORDER'S USE

Bargain and Sale Deed

Ricardo Lopez, also known as Ricardo Lopez, Jr., Grantor, conveys and warrants to Ricardo Lopez and Brenda Brisel Aguilar Ochoa, a married couple, Grantee, the following described real property:


Lot 3, Block 94, BUENA VISTA ADDITION, in the City of Klamath Falls, County of Klamath, and State of Oregon.

Subject to all covenants, conditions, restrictions, exceptions, reservations, easements, and other limitations of record.

The true consideration for this conveyance is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301(Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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(Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336(Compensation and Conservation Fund) 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: October 31, 2022



Ricardo Lopez, aka Ricardo Lopez, Jr.

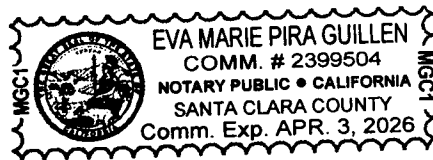
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

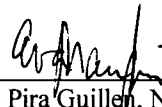
State of California)
County of Santa Clara)

On October 31, 2022 before me, Eva Marie Pira Guillen, a Notary Public, personally appeared Ricardo Lopez who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 

Eva Marie Pira Guillen, Notary Public

(Seal)