

2022-014321

Klamath County, Oregon

12/16/2022 10:35:02 AM

Fee: \$87.00



After recording return to:
First American Title Insurance
Company Attn:
National Recording
4795 Regent Blvd
Irving, TX 75063

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

JOSE LUIS ALVARADO
5767 Bel Aire Dr
KLAMATH FALLS, OR 97603

File No.: 1250699LV (EV)

Date: _____

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

JOSE LUIS ALVARADO WATA JOSE LUIS ALVARADO PINEDA, Grantor, conveys to **JOSE LUIS ALVARADO AND ASHLEY ALVARADO, MARRIED TO EACH OTHER, TENANTS BY THE ENTIRETY**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of KLAMATH, State of Oregon, described as follows:

LOT 11, BLOCK 2, BEL-AIRE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Exemption Code: J.16: Transfers by gift, devise or inheritance

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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

APN: 3909-002DA-05700

Bargain and Sale Deed
- continued

File No.: 1250699LV(EV)
Date: _____

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 8 day of December, 2022.

Jose Luis Alvarado Wata Jose Luis Alvarado Pineda
**JOSE LUIS ALVARADO WATA JOSE LUIS
ALVARADO PINEDA**

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 8 day of December, 2022
by Jose Luis Alvarado WATA Jose Luis Alvarado Pineda



Marla
Notary Public for Oregon

My commission expires: 3/10/2023