

2022-014575

Klamath County, Oregon



00310106202200145750050052

12/28/2022 10:30:27 AM

Fee: \$102.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Sebastian Ulloa

Address: 308 E. Main St

City, ST Zip: Klamath Falls, OR 97601

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Sebastian Ulloa

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Sebastian Gutierrez-Ulloa

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Sebastian Gutierrez-Ulloa

Address: 308 E. Main St

City, ST Zip: Klamath Falls, OR 97601

6. TRUE AND ACTUAL CONSIDERATION –

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: R416106

"RERECORDED AT THE REQUEST OF THE GRANTOR TO CORRECT THE GRANOR AND GRANTEES NAMES AS THEY ACQUIRED TITLE WITH LAST NAMES FIRST FOLLOWED BY FIRST NAMES IN THE BARGAIN AND SALE DEED PREVIOUSLY RECORDED AS 2014-009422"

Returned at Counter

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2014-008658

Klamath County, Oregon



00157587201400086580020027

08/19/2014 11:55:24 AM

Fee: \$47.00

2014-009422

Klamath County, Oregon



00158545201400094220030033

09/10/2014 10:59:32 AM

Fee: \$62.00

ULLOA SEBASTIAN

308 E MAIN ST

KLAMATH FALLS OR 97601

Grantor's Name and Address

GUTIERREZ ULLOA SEBASTIAN

308 E MAIN ST

KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Gutierrez ULLOA SEBASTIAN

308 E MAIN ST

KLAMATH FALLS OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Gutierrez ULLOA SEBASTIAN

308 E MAIN ST

KLAMATH FALLS OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ULLOA SEBASTIAN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GUTIERREZ-ULLOA SEBASTIAN 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 KLAMATH FALLS County, State of Oregon, described as follows (legal description of property):

Re. Record To Add legal

See Exhibit A 2014-008658

State of Oregon
County of Klamath

hereby certify that instrument #2014-009422, recorded on 9/10/2014, consisting of 3 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: December 28th, 2022

Lisa Kessler

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals. 7-31-14

IN WITNESS WHEREOF, grantor has executed this instrument on _____, any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Please see attached acknowledgment

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____,
by _____

This instrument was acknowledged before me on _____,
by _____
as _____
of _____

Notary Public for Oregon

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Francisco

On Aug 11, 2014 before me, Jessica Deniz, Notary Public

personally appeared Sebastian Gutierrez - YUQA

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.



Place Notary Seal Above

Signature: [Signature]

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and sale of Deed

Document Date: 07/31/14 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

A parcel of land in Lot 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 29; thence Southeasterly along the Northerly line of said Lot 29, a distance of 8.4 feet; thence Southwesterly a distance of 12.3 feet, more or less, to the West line of said Lot 29, to a point which is 14.9 feet South from the point of beginning; thence North 14.9 feet to the point of beginning.

ALSO Lot 30, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. EXCEPT a tract of land more particularly described as follows:

Beginning at the Southeast corner of said Lot 30; thence West along the South line of said Lot 30 a distance of 8 feet; thence Northeasterly a distance of 37.1 feet, more or less, to a point on the East line of said Lot 30, which is 36 feet North of the point of beginning; thence South 36 feet to the point of beginning.

ALSO Lot 31, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2014-008658

Klamath County, Oregon



00157587201400086580020027

08/19/2014 11:55:24 AM

Fee: \$47.00

2014-009422

Klamath County, Oregon



00158545201400094220030033

09/10/2014 10:59:32 AM

Fee: \$62.00

ULLOA SEBASTIAN
 308 E MAIN ST
 KLAMATH FALLS OR 97601
 Grantor's Name and Address

GUTIERREZ ULLOA SEBASTIAN
 308 E MAIN ST
 KLAMATH FALLS OR 97601
 Grantee's Name and Address

After recording, return to (Name and Address):
 GUTIERREZ ULLOA SEBASTIAN
 308 E MAIN ST
 KLAMATH FALLS OR 97601

Until requested otherwise, send all tax statements to (Name and Address):
 GUTIERREZ ULLOA SEBASTIAN
 308 E MAIN ST
 KLAMATH FALLS OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

*ULLOA SEBASTIAN

*Sebastian Ulloa,

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

*GUTIERREZ-ULLOA SEBASTIAN

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 KLAMATH FALLS County, State of Oregon, described as follows (legal description of property):

Re. Record To Add 129A1

See Exhibit A 2014 - 008658

*Sebastian Gutierrez-Ulloa

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals. 7-31-14

IN WITNESS WHEREOF, grantor has executed this instrument on 7-31-14, any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of _____

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

Please see attached acknowledgment