



00310298202300000390010015

01/04/2023 10:56:53 AM

Fee: \$82.00

AFTER RECORDING RETURN TO:
Stout Law LLC
215 Laurel Street
Medford, OR 97501

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

Luis A. Garcia
3555 S Pacific Highway #13
Medford, OR 97501

BARGAIN AND SALE DEED

Estella M. Villegas, Grantor, conveys to Luis A. Garcia, Grantee, the real property commonly known as
2535 Eberlein Ave, Klamath Falls, OR 97601 and legally described as follows:

THE EASTERLY 15 FEET OF LOT 25 AND THE WESTERLY 40 FEET OF LOT 26 IN BLOCK
302 OF DARROW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

The true consideration for this conveyance is \$70,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSONS 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 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 Nov. 23, 2022.

Estella M. Villegas
Estella M. Villegas

STATE OF Oregon)
County of Klamath) ss.

Nov. 23, 2022.

Personally appeared before me the above-named Estella M. Villegas and acknowledged the foregoing was her
voluntary act and deed.

Notary Signature

Notary Public for Oregon
My Commission Expires: 3/22/25

