

**2023-000325**

**Klamath County, Oregon**

**THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:**



00310650202300003250020027

01/17/2023 12:42:48 PM

Fee: \$87.00

**WHEN RECORDED RETURN TO:**

Sharyn Diaz  
PO Box 2752  
La Pine, Oregon 97739

**MAIL TAX STATEMENTS TO:**

Sharyn Diaz  
PO Box 2752  
La Pine, Oregon 97739

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**BARGAIN AND SALE DEED WITH COVENANTS**

**THE GRANTOR(S),**

- Sharyn Diaz, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- Sharyn Diaz, 6506 Reeve Road, La Pine, Klamath County, Oregon, 97739,
- Michael Rafail, 6506 Reeve Road, La Pine, Klamath County, Oregon, 97739,

as joint tenants with rights of survivorship, the following described real estate, situated in La Pine, in the County of Klamath, State of Oregon:

(legal description): \_Lots 1 & 2, Block 7, Tract # 1076, 3rd addition Antelope Meadows

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

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. 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.

**Grantor Signatures:**

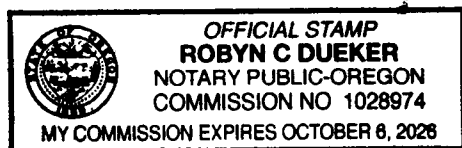
DATED: 1/12/2023

Sharyn Diaz

**Sharyn Diaz**

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 12 day of January, 2023 by Sharyn Diaz.



[Signature]

Notary Public

Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires Oct 6, 2026