



THIS SPACE RESERVED FOR

2023-000353
Klamath County, Oregon
01/18/2023 08:35:01 AM
Fee: \$87.00

Santos Flores
12166 W. Acres Loop
Lolo, MT 59847

Grantor's Name and Address

Shannali Wafford
2236 Oregon Ave.
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:
Shannali Wafford
2236 Oregon Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Shannali Wafford
2236 Oregon Ave.
Klamath Falls, OR 97601

File No. 574890AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Santos Flores,

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

Shannali Wafford,

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 the County of Klamath, State of Oregon, described as follows, to wit:

The Easterly 73.20 feet of the Southerly 32.50 feet of Lot 14 and the Easterly 73.20 feet of the Northerly 32.50 feet of Lot 13 of Independence Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


The true consideration for this conveyance is **Per the Terms and Provisions of Divorce Decree, Case #20DR04529, Klamath County Court.**

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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.


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.

In Witness Whereof, the grantor has executed this instrument this 6 day of January, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Santos Flores

State of Oregon; ss
County of Klamath

On this 6 day of January, ²⁰²³~~2022~~, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Santos Flores, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

