

2023-004090

Klamath County, Oregon



00315244202300040900010018

05/30/2023 12:42:15 PM

Fee: \$82.00

GRANTOR'S NAME AND ADDRESS:

Tami Sue Garcia
3248 NE Maloney Drive
McMinnville, Oregon 97128

GRANTEE'S NAME AND ADDRESS:

Robert Arthur Garcia
11865 SW Tualatin Road, Apt. 122
Tualatin, Oregon 97062

AFTER RECORDING RETURN TO:

Robert Arthur Garcia
11865 SW Tualatin Road, Apt. 122
Tualatin, Oregon 97062

SEND ALL TAX STATEMENTS TO:

Robert Arthur Garcia
11865 SW Tualatin Road, Apt. 122
Tualatin, Oregon 97062

Returned at Counter

BARGAIN AND SALE DEED – STATUTORY FORM

I, TAMI SUE GARCIA, Grantor, convey and warrant ROBERT ARTHUR GARCIA, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 Block - 79 Lot - 25, in the County of Klamath and State of Oregon.

Tax Account Number(s): 391203

The true consideration for this conveyance is \$0.00, but the whole consideration is conveyance pursuant to a Stipulated General Judgment of Dissolution of Marriage in the matter of Tami Sue Garcia and Robert Arthur Garcia, Yamhill County Case No. 21DR18512.

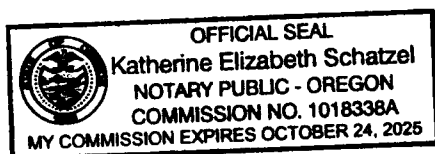
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 28 day of March, 2023.

Tami Sue Garcia
TAMI SUE GARCIA, Grantor

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me on the 28th day of March, 2023, by TAMI SUE GARCIA.



Katherine Schatzel
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/24/2025