



00317412202300059440020024

07/18/2023 08:41:15 AM

Fee: \$87.00

Ignacio G. Guzman1504 N. El Dorado AveKlamath Falls, OR 97601

Grantor's Name and Address

Ignacio G. Guzman and Zenaida Gabriel1504 N. El Dorado AveKlamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Ignacio G. Guzman and Zenaida Gabriel1504 N. El Dorado AveKlamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Ignacio G. Guzman and Zenaida Gabriel1504 N. El Dorado AveKlamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Ignacio G. Guzman,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Ignacio G. Guzman, and Zenaida Gabriel, Not as Tenants in Common but with Rights of Survivorship,**

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:

All of Lot 6 and all that portion of Lot 5, Block 9, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Easterly line of said Lot 5, 25 feet Southeasterly along the Westerly line of Eldorado Avenue from the most Northerly corner of said Lot 5; thence Southeasterly along the said Westerly line of Eldorado Avenue a distance of 25 feet; thence Southwesterly along the line between Lots 5 and 6, a distance of 130 feet to the Easterly line of the alley through said Block 9; thence Northwesterly along the Easterly line of the alley 25 feet; thence Northeasterly parallel to the line between Lots 5 and 6 of said Block 9 a distance of 130 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

Returned at Counter

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 15TH day of July, 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.

Ignacio G. Guzman
Ignacio G. Guzman

State of California } ss
County of Los Angeles }

On this 15TH day of July, 2023, before me, Sandra Karawetian a Notary
Public in and for said state, personally appeared Ignacio G. Guzman, 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.

Sandra Karawetian
Notary Public for the State of California
Residing at: Los Angeles,
Commission Expires: March 8, 2027.

