

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2017-005895

Klamath County, Oregon



00204431201700058950010016

05/31/2017 11:37:46 AM

Fee: \$42.00

2023-007111

Klamath County, Oregon

08/21/2023 09:05:02 AM

Fee: \$87.00

Patricia L. Duarte
500 Hidden Valley Road
Grants Pass, OR 97527
Grantor's Name and Address
Patricia L. and John F. Duarte
500 Hidden Valley Road
Grants Pass, OR 97527
Grantee's Name and Address
After recording, return to (Name and Address):
Patricia L. and John F. Duarte
500 Hidden Valley Road
Grants Pass, OR 97527
Until requested otherwise, send all tax statements to (Name and Address):
Patricia L. and John F. Duarte
500 Hidden Valley Road
Grants Pass, OR 97527

**Re recorded at the request of the Grantee to correct the Grantee clause.
Previously recorded in 2017-005895.

BARGAIN AND SALE DEED - STATUTORY FORM

Patricia L. Duarte
conveys to Patricia L. * and John F. Duarte **
the following real property situated in Klamath County, Oregon:

Lots 1 and 2, Block 46, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

* Duarte

**, as Tenants by the Entirety

EXCEPTING THEREFROM the South 65 feet of said Lots 1 and 2.

Tax Account No.: 3809-030AB-06700-000 Key No.: 184008

The true consideration for this conveyance is \$ - 0 - (Here, comply with the requirements of ORS 93.030.)

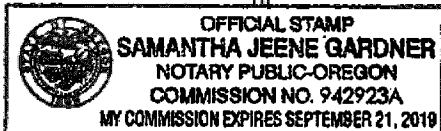
DATED May 31, 17; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Patricia L. Duarte

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on May 31, 2017
by Patricia L. Duarte

This instrument was acknowledged before me on
by
as
of



Samantha Gardner
Notary Public for Oregon
My commission expires Sept. 21, 2019

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SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

Patricia L. Duarte

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conveys to Patricia L. and John F. Duarte

Grantee,

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Patricia L. Duarte

STATE OF OREGON, County of Klamath

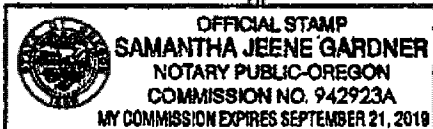
This instrument was acknowledged before me on May 31, 2017

by Patricia L. Duarte

by

as

of



Samantha Gardner
Notary Public for Oregon
My commission expires Sept. 21, 2019

PUBLISHER'S NOTE: If using this form to convey real property subject to Oregon Laws 2007, Chapter 866, Section 3, include the required reference.

State of Oregon

County of Klamath

I hereby certify that instrument #2017-005895,
recorded on 5/31/2017, consisting of 1 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date, August 4th, 2023

Daniel Beard

Daniel Beard