

**2023-009106****Klamath County, Oregon**

00321205202300091060020029

10/23/2023 09:09:01 AM

Fee: \$87.00

Mario Octavio Canedo Jr. who acquired title as

Mario A. Canedo

3301 Hammock St

Perris Ca, 92571

Grantor's Name and Address

Mario Octavio Canedo Jr. and Maria Antonia Velasco and

Alicia Sotelo

3301 Hammock St

Perris Ca, 92571

Grantee's Name and Address

After recording return to:

Mario Octavio Canedo Jr. and Maria Antonia Velasco and

Alicia Sotelo

3301 Hammock St

Perris Ca, 92571

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

Mario Octavio Canedo Jr. and Maria Antonia Velasco and

Alicia Sotelo

3301 Hammock St

Perris Ca, 92571

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Mario Octavio Canedo Jr** who acquired title as **Mario A. Canedo**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Mario Octavio Canedo Jr, Maria Antonia Velasco and Alicia Sotelo, All 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:

**The Northerly 80 feet of Lot 21 and the Southerly 15 feet of Lot 22, VALLEY VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to Convey Title.

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

Kat Maynard

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 20 day of October, 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.

Mario Octavio Canedo Jr  
Mario Octavio Canedo Jr.

State of Oregon} ss  
County of Klamath}

On this 20 day of October, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Mario Octavio Canedo Jr, 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.

Kathleen A. Maynard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026

