

Returned at Counter  
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11/13/2023 03:23:21 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Jennifer J. Schade, LLC  
431 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Richard D. Yasana, Claiming Successor of  
The Estate of Leonila Madrigal Yasana  
c/o 431 Main Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Carmen E. Kaczor, Linda Ernst,  
Edward Yasana and Richard D. Yasana  
c/o 431 Main Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

No Change

**BARGAIN AND SALE DEED**

Richard D. Yasana, Claiming Successor of the Estate of Leonila Madrigal Yasana hereinafter referred to as grantor, conveys to Carmen Kaczor, Linda Ernst, Edward Yasana and Richard Yasana, as to each an undivided one-quarter interest, hereinafter referred to as grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A portion of Lots 7 and 8, Block 51, NICHOLS ADDITION to the City of Klamath Falls, Oregon,  
and more particularly described as follows:

Beginning at a point on the Northeasterly line of said Lot 8, said point being Northwesterly along the Northeasterly boundary of said Lot 8 a distance of 56.5 feet from the most Easterly corner of said Lot 8; thence

Southwesterly at right angles to said Northeasterly boundary a distance of 104.24 feet; thence

Northwesterly and parallel to 10<sup>th</sup> Street a distance of 63.5 feet to the Southeasterly boundary line of Jefferson Street; thence

Northeasterly along the boundary of said Jefferson Street as distance of 104.24 feet to the intersection of 10<sup>th</sup> Street; thence

Southeasterly along the Southwesterly boundary of 10<sup>th</sup> Street a distance of 63.5 feet to the point of beginning.

**SUBJECT TO:**

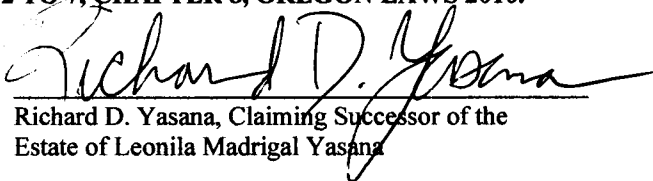
Reservations, restrictions, rights of way, easements of record and those apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e. pursuant to the Amended Stipulated Limited Judgment entered August 14, 2019 in the Estate of Leonila Madrigal Yasana, Klamath County Circuit Court Case No. 17PB03426.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2<sup>nd</sup> day of October, 2023.

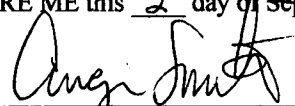
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,**

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Richard D. Yasana, Claiming Successor of the  
Estate of Leonila Madrigal Yasana

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2 day of <sup>October</sup>~~September~~, 2023, by  
Richard D. Yasana.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires: April 16, 2024

