

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Ramon Herrera P.O. Box 5916 Corning, CA 96021
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12/18/2023 01:21:44 PM Fee: \$87.00

Grantors:
Daryl Malvern
Sara Marie Palomino, as tenants by the entirety
3939 S. 6th Street, # 228
Klamath Falls, OR 97603

Grantee:
Ramon Herrera
P.O. Box 5916
Corning, CA 96021

-BARGAIN AND SALE DEED-

Daryl Malvern and Sara Marie Palomino, as tenants by the entirety, Grantors convey to Ramon Herrera, Grantee the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 9 and 10, Block 18, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon;

And

A portion of Block 18 of OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

That portion of lot 86 more particularly described as follows:

Beginning at the Northwest corner of Lot 10, said point being the true point of beginning, thence South 28°32'10" East 640 feet; thence South 61°27'50" West 260 feet, more or less to the Southeast Corner of Lot 68; thence North 35°55'48" West 270.73 feet; thence North 43°04'09" West 469.03 feet; thence in a Northeasterly direction 415 feet, more or less to the true point of beginning.

The true and actual consideration for this transfer is \$40,000.00.

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 14 day of December, 2023.

Daryl Malvern, Grantor

Sara Marie Palomino, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 14 day of December, 2023,
the above-named Daryl Malvern and Sara Marie Palomino, Grantors
and acknowledged the foregoing instrument to be their voluntary
act.



Faye W. Wolfe

Notary Public for Oregon
My Commission expires: 3-16-27