

Prepared By:
Lauren Lejedal, Esq.
PC Law Associates, LLC
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Oregon Bar ID: 22196

Until a Change is Requested
Mail Tax Statements To:
Lina M. Uranga
4836 Barney Ct
Klamath Falls, OR 97601

Return To:
Lina M. Uranga
4836 Barney Ct
Klamath Falls, OR 97601

Order Number:
73542521

STATUTORY BARGAIN AND SALE DEED

JEFFERY L. NUS, unmarried and **LINA M. URANGA f/k/a LINA M. NUS**, unmarried, Grantor(s), convey(s) to **LINA M. URANGA**, unmarried, Grantee(s), the following described real property located in Klamath County, Oregon:

LOT 11, BLOCK 3, TRACT NUMBER 1203, COUNTRY VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

MANUFACTURED/MOBILE HOME:
NAME: MODULINE/MODULINE
MODEL NO.: GIBRALTOR
NEW/USED/YEAR: 1984
SERIAL NO.: 9-7304-28800
LENGTH AND WIDTH: 66X25

Commonly known as 4836 Barney Ct, Klamath Falls, OR 97601

Parcel ID: 97339

The true and actual consideration for this conveyance is Zero Dollars and Zero Cents (\$0.00) and is pursuant to a General Judgment of Dissolution of Marriage dated 10/29/2021 in Klamath County, Oregon, under Case Number 21DR19059.

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 7th day of December, 2023

GRANTOR (1 of 2)

Jeffery L. Nus
JEFFERY L. NUS

State of Iowa
County of Buchanan ss.

On the 7th day of December, 2023, personally appeared before me the above-named JEFFERY L. NUS and acknowledged the foregoing instrument to be their voluntary act and deed.



Monica M. Nachtigal
Notary Public -- State of Iowa
monica m nachtigal



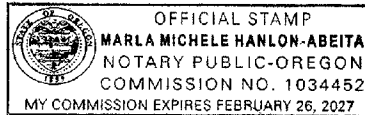
Dated this 21 day of December, 20 23

GRANTOR (2 of 2)

Lina M. Uranga
LINA M. URANGA
f/k/a LINA M. NUS
f/k/a Lina M. Nus

State of Oregon)
County of Clatsop) ss.

On the 21 day of December, 20 23, personally appeared before me the above-named and LINA M. URANGA f/k/a LINA M. NUS and acknowledged the foregoing instrument to be their voluntary act and deed.



Marla M
Notary Public - State of 2/26/2027

