

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00323807202400001610020020

01/05/2024 02:39:31 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Teresa Cobian and Jose Alonzo
P.O. Box 534 1611 Dayton Street
Malin, OR 97632 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Jose Alonzo
1611 Dayton Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Jose Alonzo
1611 Dayton Street
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Teresa Cobian hereinafter referred to as grantor, conveys to Jose Alonzo, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 6 in Block 63 of the Supplemental Plat of the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Together with a 1976 PARAM Manufactured Home, Plate #X130534.

Together with the East 2 feet of Fift Street between Blocks 32 and 63 from the South boundary of Rosicky Avenue south to the North boundary of Rush Avenue, as vacated by Ordinance No. 180 and recorded April 11, 1980 in Volume M80 Page 6900, Deed records of Klamath County, Oregon.

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; the relinquishment of bare legal title held by Grantor, in favor of the owner of equitable title.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of January 2024.

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.

TC

Teresa Cobian

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5th day of January 2024,
by Teresa Cobian.

Vicki L. Young

NOTARY PUBLIC FOR OREGON

My Commission expires: 12-27-2024

