



After recording return to:
Angel Jimenez Alejandres
PO Box 180
Canby, Oregon 97013

Until a change is requested all tax
statements shall be sent to the
following address:
Angel Jimenez Alejandres
PO Box 180
Canby, Oregon 97013

File No.: 7013-4125453 (WH)
Date: December 20, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Fernando Jimenez Ascencio, Grantor, conveys to **Angel Jimenez Alejandres**, Grantee, the
following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**Parcel 1 of Land Partition 10-01, in Northwest 1/4 Southwest 1/4 of Section 2, Township 39
South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true consideration for this conveyance is **\$10.00**. (Here comply with requirements of ORS 93.030)

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, 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.

APN: 519273

Bargain and Sale Deed
- continued

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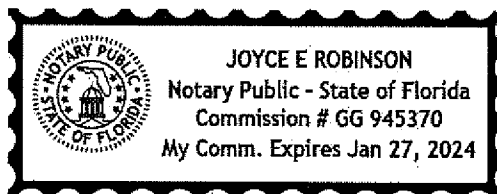
Dated this 8 day of January, 20 24.

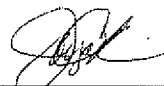
Fernando Jimenez Ascencio

Fernando Jimenez Ascencio

STATE OF Florida)
County of Marion)ss.

This instrument was acknowledged before me on this 8 day of January, 20 24
by **Fernando Jimenez Ascencio**.





Notary Public for Florida Joyce E Robinson
My commission expires: 1/27/2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.