

2024-000964

Klamath County, Oregon



00324796202400009640020028

02/06/2024 02:39:09 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Richard John Acosta
273 Hillview Drive
Grants Pass, OR 97527

GRANTEE'S NAME AND ADDRESS:

Mark A. Angeli
2234 Garden Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Mark A. Angeli
2234 Garden Avenue
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Richard John Acosta, an individual, hereinafter referred to as grantor, conveys to **Mark A. Angeli**, hereinafter referred to as grantee, that certain real property situated in the County of Josephine, State of Oregon, described as follows, to-wit:

File No. 360236AM

PARCEL 1:

Parcel #3 of that certain Partition Plat No. 2018-038 filed for record on November 19, 2018 in Record of Plats of Josephine County, Oregon.
Map No. 39-8W-21 Tax Lot 704

PARCEL 2:

Parcel #1 of that certain Partition Plat No. 2018-038 filed for record on November 19-2018 in Record of Plats of Josephine County, Oregon.
Map No. 39-8W-21 Tax Lot 702

PARCEL 3:

Parcel #2 of that certain Partition Plat No. 2018-038 filed for record on November 19-2018 in Record of Plats of Josephine County, Oregon.
Map No. 39-8W-21 Tax Lot 703

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., ownership transfer.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

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.

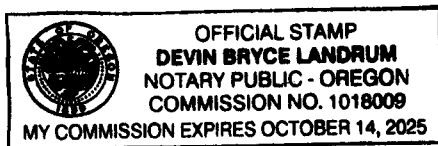
02-05-24

Date

Richard John Acosta
Richard John Acosta

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 5th day of February, 2024 by Richard John Acosta.



Devin Bryce Landrum
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25