



05/06/2024 10:51:30 AM Fee: \$82.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Daniel Pimentel Alvarado and Maria Lemus, Trustees of the Daniel Pimentel Alvarado and Maria Lemus Trust 29829 Hwy 50 Malin, OR 97632

Grantor:
Daniel Pimentel Alvarado
29829 Hwy 50
Malin, OR 97632

Grantee:
Daniel Pimentel Alvarado and Maria Lemus,
Trustees of the Daniel Pimentel Alvarado and
Maria Lemus Trust
29829 Hwy 50
Malin, OR 97632

BARGAIN AND SALE DEED

Daniel Pimentel Alvarado, Grantor, conveys to Daniel Pimentel Alvarado and Maria Lemus, Trustees of the Daniel Pimentel Alvarado and Maria Lemus Trust, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:


Section 20, Township 39 South, Range 9 East, Willamette Meridian.

That portion of the S1/2 NE1/4 described as follows: Beginning at the Southwest corner of the E1/2 E1/2 SE1/4 NE1/4 of said Section 20; thence West 1,276.50 feet along the South line of said S1/2 NE1/4; thence North 22°40' West, 524.5 feet along the centerline of the No. 1 Drain, thence North 0°20' West, 563.70 feet along the centerline of the No. 1 Drain; thence South 71°12' East, 1,210.7 feet along the centerline of the 1-N Drain; thence North 8°06' East, 721.7 feet along the centerline of the 1-N-1 Drain; thence East 234.1 feet along the North line of said S1/2 NE1/4; thence South 1,372.0 feet along the West line of the E1/2 E1/2 SE1/4 NE1/4 of said Section 20 to the point of the beginning.

The true and actual consideration for this transfer is \$0.00.

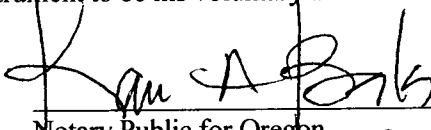
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2ND day of May, 2024.


Daniel Pimentel Alvarado, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 2ND day of May, 2024, the above-named Daniel Pimentel Alvarado, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:


Notary Public for Oregon
My Commission expires: 7-12-2025

