

2024-003468

Klamath County, Oregon



00327965202400034680010018

05/06/2024 10:51:40 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 and Maria Lemus
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 and Maria Lemus, as tenants by the entirety, Grantors, convey to Daniel Pimentel Alvarado and Maria Lemus, Trustees of the Daniel Pimentel Alvarado and Maria Lemus Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:


Lot 659 in Block 116 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

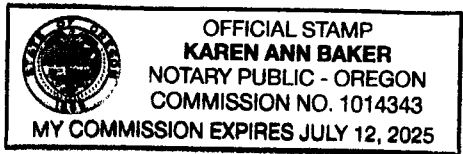
DATED this 2 day of May, 2024.

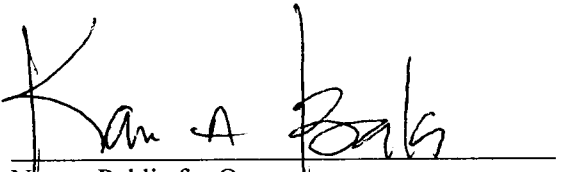

Daniel Pimentel Alvarado, Grantor


Maria Lemus, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 2nd day of May, 2024, the above-named Daniel Pimentel Alvarado and Maria Lemus, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:




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