

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Ruben Antonio Garcia Herrera
P.O. Box 507
12752 Night owl Dr. Bonanza, OR. 97423
Grantor's Name and Address
Nick Reyes & Jasmine Reyes
1121 Thunderbird Ave S.
Salem, OR. 97306
Grantee's Name and Address

STATE OF OREGON,
 County of _____ } ss.

I certify that the within instrument was

2024-005755
Klamath County, Oregon

SPACE RESER
 FOR
 RECORDER'S



00330682202400057550020029

07/05/2024 01:09:25 PM

Fee: \$87.00

By _____, Deputy.

After recording, return to (Name, Address, Zip):
Nick Reyes & Jasmine Reyes
1121 Thunderbird Ave S
Salem, OR. 97306
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Nick Reyes & Jasmine Reyes
1121 Thunderbird Ave. S
Salem, OR. 97306

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Ruben Antonio Garcia Herrera

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Nick Reyes & Jasmine Reyes
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath Falls County, State of Oregon, described as follows, to-wit:

Property Address: 12758 Night owl Dr.
Bonanza, OR. 97423

Legal Description:

" Klamath Falls Forest Estates Hwy 66 Plat
#1, Block 21, Lot 4"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

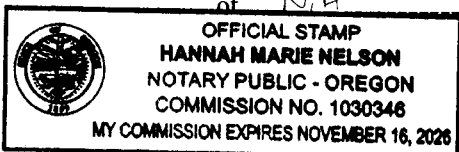
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on July 3rd, 2024; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

[Signature]
ruben-antonio-garcia-herrera

STATE OF OREGON, County of Klamath) ss.
 This instrument was acknowledged before me on July 5th 2024
 by Ruben Antonio Garcia Herrera
 This instrument was acknowledged before me on N/A
 by N/A
 as N/A
 of N/A



[Signature]
 Notary Public for Oregon
 My commission expires Nov. 16, 2026

Returned at Counter

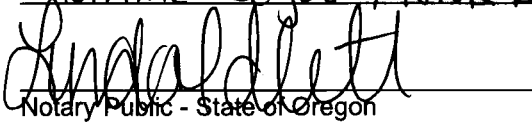
Jasmin Reyes & Nick Reyes

Notarized Signatures:



State of Oregon
County of Polk

This instrument was acknowledged before me on July 3, 2024 by
Jasmine Reyes & Nick Reyes


Notary Public - State of Oregon

My Commission Expires: 2-28-2027

