

After recording return to:

Robert B. Ramirez

2041 Norma Street

Oxnard, CA 93036

(805) 827-5726

Until a change is requested all tax statements shall be sent to the following address:

NO CHANGE

This space reserved for

2024-006459

Klamath County, Oregon

07/24/2024 11:38:02 AM

Fee: \$87.00

**STATUTORY  
BARGAIN AND SALE DEED**

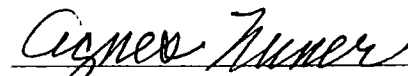
Know all by these present that **Agnes Nuner**, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Robert B. Ramirez**, Grantee, the following described real property situated in **Klamath County, Oregon**, to-wit:


Lot 1, Block 56, 5<sup>th</sup> ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the offices of the County Clerk of Klamath County, Oregon

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$ fulfillment of contract. (Here comply with the requirements of ORS 93.030).

Dated this 4/23, 2012.

  
Agnes Nuner

By:   
John Jacobs, her attorney in fact

STATE OF CALIFORNIA                    )  
  ) ss  
COUNTY OF VENTURA                    )

On April 23, 2011, before me, KARLA B. TETREULT, a Notary Public in and for said state, personally appeared JOHN JACOBS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

