

LA

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



2024-006915

Klamath County, Oregon



00332073202400069150030038

08/08/2024 03:33:37 PM

Fee: \$92.00

After recording, return to (Name and Address):

Richard A Garcia
 3906 Mack Ave.
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to
 (Name and Address):

Richard A Garcia
 3906 Mack Ave.
 Klamath Falls, OR 97603

Returned at Counter

(SPACE RESERVED FOR RECORDER'S USE)

BARGAIN AND SALE DEED

Steven Matthew Garcia

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to

Richard Alex Garcia

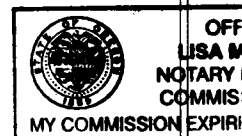
("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
 Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows:

View Attachment A.



To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 10;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 8/8/24; any signature on behalf of a business or other entity is made with the authority of that entity.

Steven Garcia

STATE OF OREGON, County of Klamath
 This record was acknowledged before me on August 8, 2024
 by Steven Matthew Garcia
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____



Lisa Marie Kessler
 Notary Public for Oregon
 My commission expires October 17, 2026

OFFICIAL STAMP
 LISA MARIE KESSLER
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 1029692
 MY COMMISSION EXPIRES OCTOBER 17, 2026

Exhibit A

EOB

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



Richard A Garcia
3906 Mack Ave
Klamath Falls, OR 97603
Grantor's Name and Address

2008-004792

Klamath County, Oregon



00043466200800047920010017

SPACE RESI
FOR
RECORDER

04/01/2008 11:34:42 AM

Fee: \$21.00

Steve M Garcia
3906 Mack Ave
Grantor's Name and Address

After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Steve M Garcia
3906 Mack Ave
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Richard Alex Garcia
Steven Matthew Garcia
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
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 _____ County, State of Oregon, described as follows, to-wit:

A portion of the W1/2 S1/2 Sec 1/4 of Section 3 Township 37 South Range 9, east of Willamette meridian, in the County of Klamath, State of Oregon more particularly as follows: Beginning at the point which lies North 1 degree 14' west a distance of 496.8 Ft and South 89 degrees 26' west a distance of 639.0 Ft from the Iron pin which marks the section corner to section 2, 3, 10 and 11, Township 37 South Range 9 east of the Willamette meridian, and running thence continuing South 89 degrees 26' west a distance of 312.0 Ft to the Iron pin, thence North 33 degrees 31' west a distance of 172.2 Ft to a Iron pin, thence North 89 degrees 26' east a distance of 404.0 Ft to the Iron pin, thence South 1 degree 14' east a distance of 144.5 feet more or less, to the point of beginning, excepting therefrom this East 200 Ft

(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 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. ② (The sentence between the symbols ①, 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 April 1st 2008; 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 1st 2008

by Richard Alex Garcia

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
DEBORAH TORRIE
NOTARY PUBLIC - OREGON
COMMISSION NO. 385757
MY COMMISSION EXPIRES OCTOBER 14, 2008

Deborah Torrie
Notary Public for Oregon

My commission expires Oct. 14, 2009