

2024-007551

Klamath County, Oregon



00332877202400075510030038

08/29/2024 01:36:36 PM

Fee: \$92.00

Felix Gonzalez Garcia

6033 Breitenstein Ln

Klamath Falls, OR 97601

Grantor's Name and Address

Felix Gonzalez Garcia, Trustee of the Felix Gonzalez Garcia
Revocable Trust

6033 Breitenstein Ln

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Felix Gonzalez Garcia, Trustee of the Felix Gonzalez Garcia
Revocable Trust

6033 Breitenstein Ln

Klamath Falls, OR 97601

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

Felix Gonzalez Garcia, Trustee of the Felix Gonzalez Garcia
Revocable Trust

6033 Breitenstein Ln

Klamath Falls, OR 97601

Returned at Counter

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Felix Gonzalez Garcia**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Felix Gonzalez Garcia, Trustee of the Felix Gonzalez Garcia Revocable Trust dated August 29, 2024, and any amendments thereto,**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

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 Witness Whereof, the grantor has executed this instrument this 29 day of August, 2024; if a corporate grantor, 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.

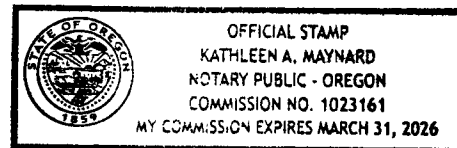
Felix Gonzalez
Felix Gonzalez Garcia

State of Oregon} ss
County of Klamath}

On this 29 day of August, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Felix Gonzalez Garcia**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

Parcel 2 of Land Partition 31-93, situated in the NE1/4 SE1/4 and the SE1/4 NE1/4 Section 2, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH the following described property:

A tract of land situated in the SE1/4 SE1/4 of Section 2, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Parcel 2 of "Land Partition 31-93" said point being the South 1/16 corner common to Section 1, Township 39 South, Range 8 East of the Willamette Meridian, and said Section 2; thence South 00°03'34" East, along the East line of said Section 2, 334.40 feet; thence, leaving said East line North 89°35'28" West 35.00 feet; thence North 00°03'34" West 4.34 feet to a point on the adjusted line of "Property Line Adjustment 4-15"; thence, along said adjusted line South 65°17'52" West 10.23 feet; thence, leaving the said adjusted line North 89°35'28" West 494.06 feet to a point on the said adjusted line of "Property Line Adjustment 4-15"; thence along the said adjusted line the following courses: North 20°16'20" West 29.43 feet, North 09°22'19" West 23.47 feet, North 32°36'18" West 114.41 feet, North 39°19'24" West 146.40 feet, North 65°10'05" West 18.66 feet, North 74°00'30" West 40.60 feet and North 56°38'53" East 83.02 feet to a point on the South line of said Parcel 2; thence North 89°32'43" East 693.08 feet to the point of beginning. With bearings based on record of survey 5429 on file at the office of the Klamath County Surveyor.

APN 3908-00200-00801