

Returned at Counter

James Weatherford

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Tina M. Weatherford
1450 Carlson Drive
Klamath Falls, OR 97603

Grantor:

Pablo Rodriguez
1643 Manzanita Street
Klamath Falls, OR 97601

Grantee:

Tina M. Weatherford
1450 Carlson Drive
Klamath Falls, OR 97603

2024-008313

Klamath County, Oregon



00333797202400083130010013

09/23/2024 12:53:07 PM

Fee: \$82.00

BARGAIN AND SALE DEED

Pablo Rodriguez, also known as Pablo S. Rodriguez-Villegas, Grantor, conveys to Tina M. Weatherford, formerly known as Tina M. Rodriguez-Pound, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 12, Block 19, Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is the Dissolution of Marriage, Klamath County Circuit Court Case No. 0703749CV. Grantee acknowledges that this transfer should have been completed when the divorce papers were filed and agrees to indemnify and hold harmless the Grantor, should any financial obligations arise from this transfer.

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 17th day of September, 2024.


Pablo Rodriguez

STATE OF WASHINGTON)
) ss.
County of Snohomish)

Personally appeared, Pablo Rodriguez, Grantor, on this 17 day of September, 2024, and acknowledged the foregoing to be his true act and deed. Before me:




Notary Public for Washington
My commission expires: 10-28-26