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2024-008539

Klamath County, Oregon



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09/30/2024 03:30:08 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Antonio Trujillo
2021 Vine Ave
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:

Antonio Trujillo
2021 Vine Ave
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

Jose Alfaro, Grantor, conveys to **Antonio Trujillo, Grantee**, all of Grantor's 1/3 interest in the real property commonly known as 2021 Vine Avenue, Klamath Falls, OR 97601 and legally described as follows:

Lot 517 of Block 102, Mills Addition to the City of Klamath Falls, County of Klamath, State of Oregon.

The true consideration for this conveyance is \$40,000.00 and otherwise good and valuable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 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.

[Signature page follows]

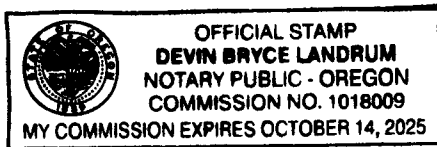
DATED 09-27, 2024.

Jose Alfaro
Jose Alfaro

STATE OF Oregon)
County of Klamath)ss.

September 27th, 2024.

Personally appeared before me the above-named Jose Alfaro and acknowledged the foregoing was their voluntary act and deed.



Devin Landrum
Notary Public for Oregon
My Commission Expires: 10-14-25