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11/13/2024 11:37:16 AM

Fee: \$82.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Jose M. Quinteros
1014 Laurel Street
Klamath Falls, OR 97601

Grantor:
Melvina A. Terry
13019 Appaloosa Avenue
Bakersfield, CA 93314

Grantee:
Jose M. Quinteros
1014 Laurel Street
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Melvina A. Terry, Grantor, conveys to Jose M. Quinteros, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land in the N ½ of the S ½ of the NW ¼ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning 1504 feet East of the Southwest corner of the NW ¼ NW ¼ of said Section 5, being the intersection of the Westerly line of roadway deeded to the County by O.A. Hilliard, record in Book 72 of Deed Records of Klamath County, Oregon at page 529, with the South line of Lot 1 of said Section, then South along a said Westerly road line 145 feet to the Northeast corner of property herein conveyed; thence South along said road line 45 feet; thence West at right angles 200 feet; thence North at right angles 45 feet; thence East at right angles 200 feet to the point of beginning.

The true and actual consideration for this transfer is \$55,000.00.

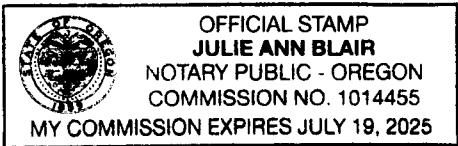
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13th day of November, 2024.

Melvina A. Terry, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 13th day of November, 2024, the above-named Melvina A. Terry, Grantor, and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon
My Commission expires: 07/19/2025