

2024-009962

Klamath County, Oregon

After Recording Return To: Michael & Bev Fimbres
3725 Winona Road
Grants Pass, OR 97526



00335748202400099620010011

Send Tax Statements To: No Change

11/15/2024 10:47:19 AM

Fee: \$82.00

BARGAIN AND SALE DEED

(ORS 93.860)

Michael A. Fimbres and Beverly J. Fimbres, Grantor, conveys
to Michael A. Fimbres and Beverly J. Fimbres, Trustees of the*, Grantee, the
following described real property: *Michael & Beverly Fimbres Trust per agreement
dated June 13, 1997

The Westerly 136 feet of Lot 51 of HOMEDALE, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon
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.

The true consideration for this conveyance is -0-.

Dated this 6th day of November, 2024.

Michael A. Fimbres
MICHAEL A. FIMBRES

Beverly J. Fimbres
BEVERLY J. FIMBRES

State of OR, County of Josephine)ss.

This instrument was acknowledged before me on 11/6, 2024
by Michael A. Fimbres and Beverly J. Fimbres

Vicki Derringer
Notary Public

My commission expires: 1/26/2026

