



After recording return to:
First American Title Insurance
Company Attn: Recording Team
4795 Regent BLVD
Irving, TX 75063

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

JENNIFER N ANDRADE
11453 Hill Rd
KLAMATH FALLS, OR 97603

File No.: 1262512LV (RB)

Date: 12/05/2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

JENNIFER NICOLE ANDRADE WHO ACQUIRED TITLE AS JENNIFER N. ANDRADE, A MARRIED WOMAN, Grantor, conveys to **JENNIFER NICOLE ANDRADE AND MATTHEW THOMAS ANDRADE, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of KLAMATH, State of Oregon, described as follows:

Parcel 2 of Land Partition 15-01, being a portion of the E1/2 NW1/4 of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH A MULTIWIDE MANUFACTURED HOME, which is permanently affixed and attached to the land and is part of the Real Property and which, by intention of the parties, shall constitute a part of the realty and shall pass with it:

Year/Make: 1995 MARLETTE

L X W: 53 x 27

VIN #s: H010632AB

APN: **702485**

Bargain and Sale Deed
- continued

File No.: **1262512LV (RB)**
Date: 12-05-2024

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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 5th day of Dec, 2024.

Jennifer Nicole Andrade who acquired title as Jennifer N. Andrade
JENNIFER NICOLE ANDRADE WHO ACQUIRED TITLE AS JENNIFER N. ANDRADE

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 5th day of Dec 2024,
2024 by JENNIFER NICOLE ANDRADE WHO ACQUIRED TITLE AS JENNIFER N. ANDRADE



Vivian Michelle Garcia
Notary Public for Oregon
My commission expires: 12/22/24