

2024-010940

Klamath County, Oregon



00336889202400109400020028

12/18/2024 12:59:57 PM

Fee: \$87.00

Alex G. Duran
2606 Anani Rd
Henderson, NV 89044

Grantor's Name and Address

ALEX GABRIEL DURAN AND GRACIELA DURAN,
Co-Trustees of the DURAN FAMILY REVOCABLE TRUST
2606 Anani Rd
Henderson, NV 89044

Grantee's Name and Address

After recording return to:
ALEX GABRIEL DURAN AND GRACIELA DURAN,
Co-Trustees of the DURAN FAMILY REVOCABLE TRUST
2606 Anani Rd
Henderson, NV 89044

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

ALEX GABRIEL DURAN AND GRACIELA DURAN,
Co-Trustees of the DURAN FAMILY REVOCABLE TRUST
2606 Anani Rd
Henderson, NV 89044

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Alex G. Duran,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **ALEX GABRIEL DURAN AND GRACIELA DURAN, Co-Trustees of the DURAN FAMILY REVOCABLE TRUST, under Trust Agreement dated June 12,2024,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Block 78, Lot 18, 8th Addition to Nimrod River Park. According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3611-008A0-04900

The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 9 day of DECEMBER, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Alex G. Duran
Alex G. Duran

State of Nevada } ss
County of Clark }

On this 9 day of December, 2024, before me, Zachary Thomas Williams a Notary Public in and for said state, personally appeared Alex G. Duran, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Zachary Thomas Williams
Notary Public for the State of NV
Residing at: Henderson, NV
Commission Expires:

April 14, 2025

