

Returned at Counter

2025-000552

Klamath County, Oregon



00338003202500005520010012

01/27/2025 08:40:04 AM

Fee: \$82.00

**Until a change is requested, all  
tax statements shall be sent to:**

Joe Jaime Guajardo and Heidi Ann Guajardo  
4520 Avalon Place  
Klamath Falls, OR 97603

**After recording return to:**

Joe Jaime Guajardo and Heidi Ann Guajardo  
4520 Avalon Place  
Klamath Falls, OR 97603

**BARGAIN-AND-SALE DEED**

JOE JAIME GUAJARDO, Grantor, hereby conveys to HEIDI ANN GUAJARDO, his wife, Grantee, an undivided one-half interest in the following-described real property located in the State of Oregon and County of Klamath, it being the Grantor's intention to create hereby a tenancy by the entirety with rights of survivorship:

Lot 115, FIRST ADDITION TO CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Account No.: 3909-010CD-10100-000; Key No.: 544566.

The true and actual consideration for this conveyance is \$0.00. However, the actual consideration consists of or includes other property or other value given or promised that is the whole consideration.

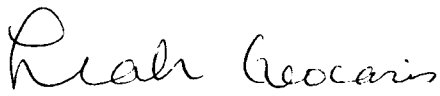
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: October 30<sup>th</sup>, 2024.

State of Oregon  
County of Lane

  
Joe Jaime Guajardo, Grantor

This instrument was subscribed and acknowledged before me on October 30<sup>th</sup>, 2024 by JOE JAIME GUAJARDO, Grantor.

  
Notary Public for Oregon  
My Commission Expires: 01-20-2026

