

2025-002156

Klamath County, Oregon

Benjamin Espinoza Lira who acquired title as Benjamin
Espinoza

PO Box 124

Malin, OR 97632

Grantor's Name and Address



00340043202500021560020025

03/26/2025 08:29:51 AM

Fee: \$87.00

Benjamin Cesar Espinoza Mejia and
Maria Guadalupe Rubio Salazar

2436 Vine Ave

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Benjamin Cesar Espinoza Mejia and
Maria Guadalupe Rubio Salazar

2436 Vine Ave

Klamath Falls, OR 97601

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

Benjamin Cesar Espinoza Mejia and
Maria Guadalupe Rubio Salazar

2436 Vine Ave

Klamath Falls, OR 97601

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Benjamin Espinoza Lira who acquired title as Benjamin Espinoza,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Benjamin Cesar Espinoza Mejia and Maria Guadalupe Rubio Salazar, Not as Tenants in Common but with Rights of Survivorship,**

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:

Lot 529 in Block 127 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3809-033AD-14600

The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title. 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 25 day of March, 2025; 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.

Benjamin Espinoza
Benjamin Espinoza Lira who acquired title as Benjamin Espinoza

State of Oregon} ss
County of Klamath}

On this 25th day of March, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Benjamin Espinoza Lira**, 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.

Kathleen A. Maynard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026

