

2025-002331

Klamath County, Oregon

TF



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04/01/2025 08:55:44 AM

Fee: \$82.00

Ten Line

Returned at Counter

AFTER RECORDING RETURN TO:
NACCARATI LIVING TRUST ET AL
PO BOX 1007
KENO , OR 97627

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS:
NACCARATI LIVING TRUST ET AL
PO BOX 1007
KENO , OR 97627

BARGAIN AND SALE DEED

JARED KEITH ESTRADA AND BAILEY C. ESTRADA, AS TENANTS BY THE ENTIRETY, GRANTORS, CONVEY TO TED R. NACCARATI AND BARBARA J. NACCARATI, OR THEIR SUCCESSORS, AS TRUSTEES OF THE NACCARATI LIVING TRUST, U/A DTD, MAY 11, 2001, GRANTEES, THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON, TO-WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SE1/4 NW1/4 AND NE1/4 NW1/4 OF SECTION 31, T39S, R8E WM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER COMMON TO PARCELS 1 AND 2 OF LAND PARTITION 7-00, THENCE SOUTH 46°28'22" EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 43°30'35" WEST A DISTANCE OF 5.03 FEET; THENCE NORTH 46°39'23" WEST A DISTANCE OF 80.00 FEET; THENCE NORTH 43°33'08" EAST A DISTANCE OF 5.29 FEET, TO THE POINT OF BEGINNING, CONTAINING 412.90 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE OREGON COORDINATE REFERENCE SYSTSEM, BEND- KLAMATH FALLS ZONE.

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.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0. (HERE COMPLY WITH THE REQUIREMENTS OF ORS 93.030)
THIS CONVEYANCE IS MADE PURSUANT TO THE APPROVAL OF PROPERTY LINE ADJUSTMENT 09-24.

DATE: 3/31/2025
J
JARED KEITH ESTRADA

Bailey Estrada
BAILEY C. ESTRADA

STATE OF Oregon)
COUNTY OF Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March, 31, 2025
BY JARED KEITH ESTRADA AND BAILEY C. ESTRADA

Hannah Marie Nelson
NOTARY PUBLIC FOR THE STATE OF Oregon
MY COMMISSION EXPIRES: Nov. 16, 2026

