



00344433202500058350030038

07/09/2025 01:13:46 PM

Fee: \$97.00

Alex Jauregui
48 Ranger Ct
Alamo ca 94507

Grantor's Name and Address

Alex Jauregui and Theresa Cabral Jauregui et al.
48 Ranger Ct
Alamo ca 94507

Grantee's Name and Address

After recording return to:
Alex Jauregui and Theresa Cabral Jauregui et al.
48 Ranger Ct
Alamo ca 94507

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

Alex Jauregui and Theresa Cabral Jauregui et al.
48 Ranger Ct
Alamo ca 94507

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Alex Jauregui**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Alex Jauregui and Theresa Cabral Jauregui, as Tenants by the Entirety and Ashton E Jauregui, all 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:

Parcel 1 of Partition No. 57-94 filed January 9, 1995 in the office of the County Clerk of Klamath County, Oregon and being located in the SW1/4 of the SW1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

APN 3407-018CC-00101

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 2nd day of July, 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.



Alex Jauregui

See attached
Jurat / Acknowledgment

State of _____ } ss
County of _____ }

On this _____ day of _____, 2025, before me, _____ a Notary Public in and for said state, personally appeared Alex Jauregui, 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.

Notary Public for the State of
Residing at:
Commission Expires:

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

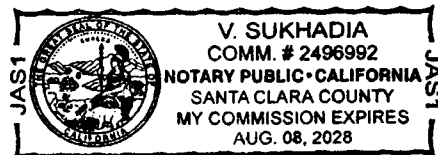
State Of: **California**
County Of: Contra Costa

On 07/02, **2025** before me, **V. Sukhadia**, Notary Public, personally appeared, Alejandro Eduardo Jauregui who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that s/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature: **V. Sukhadia**



Seal

Title of Document: Bargain and Sale Deed

Total Number of Pages: 03

Notary Commission Expiration Date: 08/08/2028

Notary Commission Number: #2496992