

2025-010221  
Klamath County, Oregon  
11/14/2025 09:28:02 AM  
Fee: \$97.00



After recording return to:  
First American Title Insurance  
Company  
Attn: National Recording  
4795 Regent Blvd  
Irving, TX 75063

Until a change is requested all tax  
statements shall be sent to the  
following address:  
ASHLEY SACCO  
710 Buena Vista St  
Klamath Falls, OR 97601

File No.: 1276190LV (RB)  
Date: 10-2-2025

THIS SPACE RESERVED FOR RECORDER'S USE

**STATUTORY BARGAIN AND SALE DEED**

**ASHLEY SACCO, AN UNMARRIED PERSON AND ANDREW J. SACCO, AN UNMARRIED PERSON, WHO ACQUIRED TITLE AS ASHLEY SACCO AND ANDREW J. SACCO, AS TENANTS BY THE ENTIRETY**, Grantor, conveys to **ASHLEY SACCO, AN UNMARRIED PERSON**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of **KLAMATH**, State of Oregon, described as follows:

**Lot 2 in Block 13 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the Official Plat thereof on file in the Office of the county clerk, Klamath County, Oregon.**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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

APN: 435835

Bargain and Sale Deed  
- continued

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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.

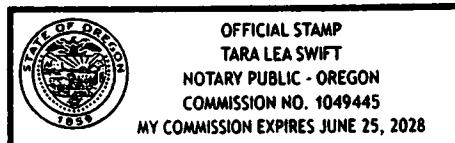
Dated this 02 day of October, 2025.

Ashley Sacco  
ASHLEY SACCO

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 02 day of October,  
2025 by Ashley Sacco.

Notary Public for Oregon  
My commission expires: 06-25-2028



APN: 435835

Bargain and Sale Deed  
- continued

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ANDREW J. SACCO

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 02 day of October,  
2025 by Andrew J. Sacco



TS

Notary Public for Oregon  
My commission expires:

06-25-2028

