

2012-014305

Klamath County, Oregon



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12/26/2012 01:39:15 PM

Fee: \$42.00

Grantor's Name and Address

TOM AND NELLIE A. DEJONG FIRST
AMENDED FAMILY TRUST
21821 N. Poe Valley Road
Klamath Falls, OR 97603

Grantee's Name and Address

BE ONE LLC
21821 N. Poe Valley Road
Klamath Falls, OR 97603

After Recording Return to:

BE ONE, LLC
21821 N. Poe Valley Road
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:

BE ONE, LLC
21821 N. Poe Valley Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

I, TOM DEJONG, Trustee, and I, NELLIE A. DEJONG, Trustee, each of the TOM AND NELLIE A. DEJONG FIRST AMENDED FAMILY TRUST do hereby grant, bargain and convey to BE ONE, LLC, a Limited Liability Company, all right, title and interest to the following described real property situate in Klamath County, Oregon, to wit:

PARCEL 1:

Section 20: Those parts of Government Lots 7 and 8 lying North of the new channel of Lost River taken by the United States of America in Federal Court Civil Case No. 4309, the description of which channel is set forth in Klamath County Deed Book 232 beginning at page 156.

Section 21: Government Lots 7, 8, and 9 and those parts of Government Lot 6 and the S ½ SW 1/4 lying Northerly of the new channel of Lost River taken by the United States of America in Federal Civil Case No. 4309, the description of which channel is set forth in Klamath County Deed Book 232, page 156.

PARCEL 2:

Section 21: That portion of the following described property situate in Lot 1, Section 21, Township 39 South, Range 11 ½ East of the Willamette Meridian, lying South of the County Road, as follows:

Beginning at the Northwest corner of Lot 1 of Section 21, Township 39 South, Range 11 ½ East of the Willamette Meridian; thence East along the North line of said Lot 1, a distance of 1,150.0 feet to a point; thence South and parallel with the East line of said Lot to a point on the South boundary line of said lot; thence Westerly along the said South boundary line to the Southwest corner of said Lot 1; thence North along the said West line of said Lot to the place of beginning, the Northwest corner of said lot.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ estate and succession planning. 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.

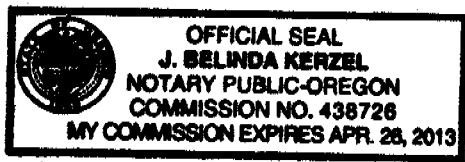
DATED this 21 day of December, 2012.

Tom DeJong
TOM DEJONG, Trustee

STATE OF Oregon)
)ss.
COUNTY OF Klamath)

On this 21 day of December, 2012, before me, personally appeared Tom DeJong, and acknowledged the foregoing instrument to be his voluntary act and deed.

J. B. Kerzel
NOTARY PUBLIC
My Commission Expires: 4.26.13



DATED this 21 day of December, 2012.

Nellie A. DeJong
NELLIE A. DEJONG, Trustee

STATE OF Oregon)
)ss.
COUNTY OF Klamath)

On this 21 day of December, 2012, before me, personally appeared Nellie A. DeJong, and acknowledged the foregoing instrument to be her voluntary act and deed.

J. B. Kerzel
NOTARY PUBLIC
My Commission Expires: 4.26.13

