

2012-014307

Klamath County, Oregon



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12/26/2012 01:39:29 PM

Fee: \$42.00

<b>Grantor's Name and Address</b> TOM AND NELLIE A. DEJONG FIRST AMENDED FAMILY TRUST 21821 N. Poe Valley Road Klamath Falls, OR 97603
<b>Grantee's Name and Address</b> BE ONE, LLC 21821 N. Poe Valley Road Klamath Falls, OR 97603
<b>After Recording Return to:</b> BE ONE, LLC 21821 N. Poe Valley Road Klamath Falls, OR 97603
<b>Until requested otherwise, send all tax statements to:</b> 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, of the TOM AND NELLIE A. DEJONG FIRST AMENDED FAMILY TRUST do hereby grant, bargain and convey all right, title and interest to BE ONE, LLC, a Limited Liability Company, the following described real property situate in Klamath County, Oregon, to wit:

SEE ATTACHED EXHIBIT A

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.

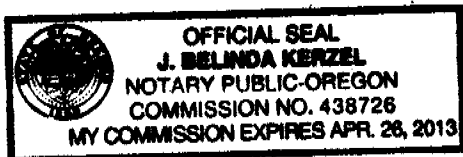
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, COUNTY OF Klamath ss.

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.



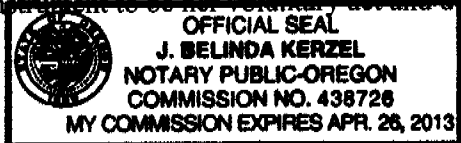
J. B. Kerzel  
NOTARY PUBLIC  
My Commission Expires: 4.26.13

DATED this 21 day of December, 2012.

Nellie A. DeJong  
NELLIE A. DEJONG, Trustee

STATE OF Oregon, COUNTY OF Klamath ss.

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

## EXHIBIT A

### PARCEL 1:

The following described real property situated in Klamath County, Oregon:

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

### SECTION 9: S1/2SW1/4

A portion of the SW1/4SE1/4, more particularly described as follows:

Beginning at a point on the South line of North Street, said point being 330 feet West of the intersection of the South line of North Street and the West line of Bowne Street; thence South 450 feet; thence East 330 feet; thence South 810 feet, more or less, to the South line of said Section; thence West along said line to the Southwest corner of the SE1/4; thence North along the West line of the SE1/4 to the South line of North Street; thence East along said line to the point of beginning, EXCEPTING THEREFROM Lots 11 and 12 in Block 53 of BOWNE ADDITION to Bonanza, conveyed to Walter William Casbeer by Deed Volume 207, page 147, Deed Records of Klamath County, Oregon.

SECTION 16: That portion of the NW1/4NE1/4 lying Northerly of Lost River, EXCEPT THEREFROM the Easterly 150 feet; and that portion of the NW1/4 and the SW1/4NE1/4 lying Northerly of Lost River.

### PARCEL 2:

Lots 11 and 12, Block 53, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 3:

Lots 13 through 21, Block 52, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Portland Avenue and Price Avenue which inured thereto.

### PARCEL 4:

Lots 1, 2, and 3, Block 52, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 5:

Lot 4 through 12, Block 52, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.