

2016-000288

Klamath County, Oregon



00180809201600002880030030

01/12/2016 09:27:03 AM

Fee: \$52.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Erin K. MacDonald

KARNOPP PETERSEN LLP

360 SW Bond, Suite 400

Bend, OR 97702

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Bargain and Sale Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Susan K. Randle

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Randall Properties, LLC

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other**5) SEND TAX STATEMENTS TO:**

No Change

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ 0.00

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF Grantors**

TO CORRECT effective date

of conveyance to read November 4, 2015

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER 2015-012679."



00178915201500126790020025

11/20/2015 10:21:09 AM

Fee: \$47.00

**BARGAIN AND SALE DEED**

CORRECTED

Recording requested and  
when recorded return to:

Erin K. MacDonald  
Karnopp Petersen LLP  
360 SW Bond Street, Suite 400  
Bend, Oregon 97702

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

No change

*The true consideration for this conveyance is capital contribution to limited liability company.*

SUSAN K. RANDLE, Grantor, conveys to RANDLE PROPERTIES, LLC, an Oregon limited liability company, Grantee, whose address is 20785 Wagontire Way, Bend, Oregon 97701, the following described real property:

**That part of the NE¼ SE ¼ of Section Twenty-six (26), Township Twenty-three (23) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the NE corner of the NE Quarter of the SE Quarter (NE1/4 SW1/4) thence west along the northern boundary a distance of 220 feet, thence south a distance of 1120 feet to the SE corner post of Lot 2 (in the Gerhart Plat), thence northeasterly along the state Right-of-way line a distance of 441 feet to the Morrison South corner post, thence north a distance of 745 feet to the point of beginning. Being rectangular in shape containing approx. 4.6 acres.**

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

DATED: November 3, 2015.

Susan K. Randle  
SUSAN K. RANDLE

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of November, 2015,  
by **SUSAN K. RANDLE**.

Doreen M. Kemp  
NOTARY PUBLIC FOR OREGON



**K**ARNOPP  
PETERSEN LLP  
ATTORNEYS AT LAW

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