



THIS SPACE RESERVED FOR

2017-007893
Klamath County, Oregon
07/14/2017 03:31:00 PM
Fee: \$47.00

Stephen J Keller and Rebecca Ann Hoppe

6640 Keller Road

Klamath Falls, OR 97603

Grantor's Name and Address

Keller/Hoppe Joint Venture

6640 Keller Road

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Keller/Hoppe Joint Venture

6640 Keller Road

Klamath Falls, OR 97603

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

Keller/Hoppe Joint Venture

6640 Keller Road

Klamath Falls, OR 97603

File No. 177111AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Stephen J. Keller and Rebecca Ann Hoppe,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Keller/Hoppe Joint Venture, a Partnership,

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:

A Parcel situated in the SE1/4 NW1/4 and NE1/4 SW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest Corner of "Tract 1458, Thirteenth Addition to Sunset Village," said point also being on the East line of "Tract 1112, Eight Addition to Sunset Village;" thence along the boundary of said "Tract 1112," North 345.00 feet and North 01° 54' 33" West 85.05 feet to a point on the boundary of "Tract 1108, Seventh Addition to Sunset Village;" thence, along the boundary of said "Tract 1108" the following courses, East 15.00 feet, South 01° 54' 33" East 15.01 feet, East 180.07 feet and South 68° 57' 47" East 72.76 feet to a point on the boundary of "Tract 1341, Eleventh Addition to Sunset Village;" thence, along the boundary of said "Tract 1341," South 66° 38' 00" East 65.77 feet and East 20.61 feet; thence, leaving said boundary, South 347.79 feet; thence West 44.63 feet to the Northeast corner of said "Tract 1458;" Thence along the boundary of said "tract 1458" the following courses, West 157.00 feet, South 15.00 feet and West 140.00 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$123,600.00**.

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.

177111AM

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 14th day of July 2017; 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.

Stephen J. Keller
Stephen J. Keller

Rebecca Ann Hoppe
Rebecca Ann Hoppe

State of Oregon } ss
County of Klamath }

On this 14th day of July, 2017, before me, Twila Pellegrino - a Notary Public in and for said state, personally appeared Stephen J. Keller and Rebecca Ann Hoppe 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon

Residing at: Klamath Falls, Oregon

Commission Expires: 12-3-2018

