

RECORDING REQUESTED BY:



3539 Heathrow Way, Ste 100
Medford, OR 97504

2018-009877

Klamath County, Oregon

08/21/2018 12:23:01 PM

Fee: \$92.00

GRANTOR'S NAME:

PeopleFirst Medford, LLC, dba PeopleFirst Properties and Dr.
Lionel Edward Ruckstuhl, Jr., as Trustee of the L.E. Ruckstuhl
401K Trust , as tenants in common

GRANTEE'S NAME:

Marques P. Johnson

AFTER RECORDING RETURN TO:

Marques P. Johnson, an estate in fee simple
619 W. 2nd Street
Medford, OR 97501

SEND TAX STATEMENTS TO:

Marques P. Johnson
619 W. 2nd Street
Medford, OR 97501

3123 Cannon Avenue, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

PeopleFirst Medford, LLC, dba PeopleFirst Properties and Dr. Lionel Edward Ruckstuhl, Jr., as Trustee of the L.E. Ruckstuhl 401K Trust , as tenants in common, Grantor, conveys to Marques P. Johnson, an estate in fee simple, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

The West One-Half of Lot 17 of Block 1 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See 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 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.

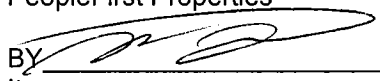
BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 14, 2018

PeopleFirst Medford, LLC, dba
PeopleFirst Properties

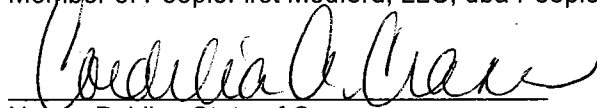
BY 
Its _____

The L.E. Ruckstuhl 401K Trust

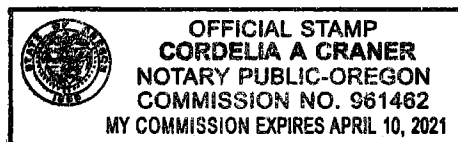
By _____
Its _____

State of Oregon
County of Jackson

This instrument was acknowledged before me on August 15, 2018 by Marques P. Johnson, Managing
Member of PeopleFirst Medford, LLC, dba PeopleFirst Properties.


Notary Public - State of Oregon

My Commission Expires: 4-10-21



State of Oregon
County of Jackson

This instrument was acknowledged before me on _____ by _____

Notary Public - State of Oregon

My Commission Expires: _____

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

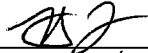
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 14, 2018

PeopleFirst Medford, LLC, dba
PeopleFirst Properties

BY _____
Its _____

The L.E. Ruckstuhl 401K Trust

By 
Its Trustee

State of Oregon
County of Jackson

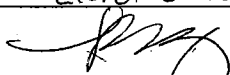
This instrument was acknowledged before me on _____ by Marques P. Johnson, Managing
Member of PeopleFirst Medford, LLC, dba PeopleFirst Properties.

Notary Public - State of Oregon

My Commission Expires: _____

Nevada
~~State of Oregon~~
~~County of Jackson~~ Clark

This instrument was acknowledged before me on August 17, 2018 by
Lionel E Ruckstuhl, trustee of The L.E. Ruckstuhl 401K Trust


Notary Public - State of ~~Oregon~~ Nevada

My Commission Expires: 05.20.2019

