

2019-002199

Klamath County, Oregon



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03/11/2019 02:43:53 PM

Fee: \$82.00

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601
Send tax statements to:

Grantor:

Bald Eagle Rentals Limited Partnership
11311 Kestrel Road
Klamath Falls, OR 97601

Grantee:

Erik S. Thom
36394 Cypress Point
Newark, CA 97560

Roger E. Thom
545 S. Fifth Street
Jacksonville, OR 97530

BARGAIN AND SALE DEED

Bald Eagle Rentals Limited Partnership, an Oregon Partnership, Grantor, conveys to Erik S. Thom and Roger E. Thom, as tenants-in-common, Grantees, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 1185, RUNNING Y RESORT, Phase 13, Tract 1429, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Map #3808015-BD-03200

Code – Tax #053-891276

The true and actual consideration for this transfer is \$0.00.

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.

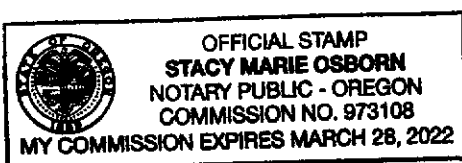
DATED this 21 day of August, 2018.

Bald Eagle Rentals Limited Partnership

Theodore E. Thom
Its Limited Partner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21 day of August, 2018, the above-named Theodore E. Thom, Limited Partner of Bald Eagle Rentals Limited Partnership, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Notary Public for Oregon

My Commission expires: March 28, 2022