



00241245201900059790010014

05/31/2019 09:25:02 AM

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:
Ranch Angeli, LLC
1421 Canby Street,
Klamath Falls, OR 97601

Grantor:

Michael P. Rudd, Trustee of the
Lou Ann M. Angeli Family Trust
411 Pine Street Street
Klamath Falls, OR 97601

Grantee:

Ranch Angeli, LLC
1421 Canby Street,
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Michael P. Rudd, Trustee of the Lou Ann M. Angeli Family Trust, as Grantor, whose address is 411 Pine Street, Klamath Falls, OR 97601, conveys to Ranch Angeli, LLC, an Oregon limited liability company, as Grantee, whose address is 1421 Canby Street, Klamath Falls, OR 97601, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 3 of Land Partition 10-95, being a portion of Lot 19 of Homeland Tracts No. 2, situated in the SW¼ SW¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion of Parcel 3 more particularly described as follows:

Beginning at the Northwest corner of said Parcel 2 of Minor Land Partition 46-91; thence South 00°03'17" East 101.00 to the Southwest corner of said Parcel 2; thence South 89°56'43" West 5.00 feet; thence North 00°03'17" West 101.00 feet to the angle point on the East line of said Parcel 2 of Land Partition 10-95; thence North 89°56'43" East 5.00 feet to the point of beginning, with bearings based on said Land Partition 10-95.

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

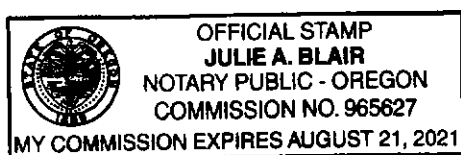
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 30 day of May, 2019.

Michael P. Rudd, Trustee of the
Lou Ann M. Angeli Family Trust

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 30th day of May, 2019, the above-named Michael P. Rudd, Trustee of the Lou Ann M. Angeli Family Trust (Grantor), and acknowledged the foregoing instrument to be its voluntary act.



Notary Public for Oregon
My Commission expires: 8/21/2021