



THIS SPACE RESERVED FOR

2019-012625

Klamath County, Oregon

10/29/2019 10:41:01 AM

Fee: \$87.00

DeBoc Properties LLC

6510 S. 6<sup>th</sup> St 119

Klamath Falls, OR 97603

Grantor's Name and Address

Ryan A. Bocchi and Janel D. Bocchi

6510 s 6th st. 119

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Ryan A. Bocchi and Janel D. Bocchi

6510 s 6th st. 119

Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

Ryan A. Bocchi and Janel D. Bocchi

6510 s 6th st. 119

Klamath Falls, OR 97603

File No. 320689AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**DeBoc Properties, LLC, an Oregon Limited Liability Company,**

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

**Ryan A. Bocchi and Janel D. Bocchi, as tenants by the entirety,**

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:

**Lot 43, TRACT 1439 – PRAIRIE MEADOWS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is 0.00.

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.

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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.

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 28 day of October, 2019; 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.

DeBoc Properties, LLC, an Oregon Limited Liability Company,

R A Bocchi  
Ryan A. Bocchi, member

Janel D Bocchi  
Janel D. Bocchi, member

State of Oregon} ss  
County of Klamath}

On this 28 day of October, 2019, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Ryan A. Bocchi and Janel D. Bocchi known or identified to me to be the Managing Member in the Limited Liability Company known as DeBoc Properties LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/23

