

2019-014759

Klamath County, Oregon



00251876201900147590030038

12/19/2019 12:12:15 PM

Fee: \$92.00

**Grantor Name and Address:**

Michael D. Falk and William R. Falk, Co-Trustees of the  
Georgia V. Menefee Revocable Living Trust Dated June 3, 2003  
29171 Lingo Lane  
Junction City, OR 97448

**Grantee Name and Address:**

Menafee Ranch, LLC  
c/o William R. Falk  
32760 Seefeld Drive  
Halsey, OR 97348

---

**After recording, return to:**

Trudeau Law Offices, P.C.  
P. O. Box 428  
Junction City, OR 97448

---

**Tax statements to:**

Menafee Ranch, LLC  
c/o William R. Falk  
32760 Seefeld Drive  
Halsey, OR 97348

**Tax Lots:** 2407-00000-00700, 2407-00000-00800, 2407-03000-00900 and 2407-00000-00900

**Tax Accounts:** 144917, 144926, 144855 and 144935

**Site Address:** None- Undeveloped Land

---

## BARGAIN AND SALE DEED

MICHAEL D. FALK and WILLIAM R. FALK, CO-TRUSTEES of the GEORGIA V. MENELEE REVOCABLE LIVING TRUST Dated June 3, 2003, (**Grantor**), conveys to MENAFEE RANCH, LLC, an Oregon Limited Liability Company (**Grantee**) that certain real property with all improvements thereon located in Klamath County, Oregon, and described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by this reference.

Subject to: all easements, covenants, conditions, rights of the public in roadways, and other restrictions of record.

**Site Address of Property:** None.

**Consideration:** The consideration for this conveyance is other than monetary, and for the purpose of making a Trust distribution to Trust beneficiaries.

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: Dec 13 2019, 2019.

Michael D. Falk

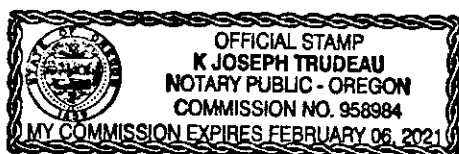
MICHAEL D. FALK, as Co-Trustee of the Georgia V. Menefee Revocable Living Trust Dated June 3, 2003

William R. Falk

WILLIAM R. FALK, as Co-Trustee of the Georgia V. Menefee Revocable Living Trust Dated June 3, 2003

STATE OF OREGON        }  
                                  }  
County of Lane        } ss.

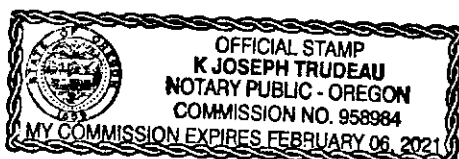
This instrument was acknowledged by MICHAEL D. FALK, as Co-Trustee of the Georgia V. Menefee Revocable Living Trust Dated June 3, 2003, before me on December 13, 2019.



[Signature]  
Notary Public for Oregon  
My Commission Expires: 2/6/21

STATE OF OREGON        }  
                                  }  
County of Lane        } ss.

This instrument was acknowledged by WILLIAM R. FALK, as Co-Trustee of the Georgia V. Menefee Revocable Living Trust Dated June 3, 2003, before me on December 13, 2019.



[Signature]  
Notary Public for Oregon  
My Commission Expires: 2/6/21

## EXHIBIT "A"

The East one-half of the Northwest Quarter of Section No. 31 of Township No. 24, South Range East Willamette Meridian 7, being part of the same land heretofore owned by the said Leah C. Menefee, by her maiden name of Leah Frances Collins, jointly with the said John Griffin Collins.

ALSO: Township 24 South, Range 7 East, Section 30, The Northeast quarter of the Northeast quarter of the Southeast quarter, the East one-half of the Northwest quarter of the Northeast quarter of the Southeast quarter, the South one-half of the Northeast quarter of the Southeast quarter, the Southeast quarter of the Southeast quarter; Section 31; the Northwest quarter of the Northeast quarter, the East one-half of the West one-half of the Northwest quarter, Willamette Meridian, Oregon.