



2020-000123

Klamath County, Oregon

THIS SPACE



00252524202000001230020027

01/06/2020 08:39:32 AM

Fee: \$87.00

Wildlife Unlimited, LLC

Grantor's Name and Address

Gary Hart

2256 County Rd., #58

Westcliffe, CO 81252

Grantee's Name and Address

After recording return to:

Gary Hart

2256 County Rd., #58

Westcliffe, CO 81252

Until a change is requested all tax statements  
shall be sent to the following address:

Same as above

Returned at Counter

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Wildlife Unlimited LLC,**

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

**Gary Hart,**

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 1129, Running Y Resort, Phase 13, Tract 1429, 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 to Change entities.  
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.

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 06th day of JAN., 2020; 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.

Wildlife Unlimited, LLC

Gary Hart  
Member

State of Oregon } ss  
County of Klamath }

On this 6th day of January, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Gary Hart, Member of Wildlife Unlimited, LLC, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath Co  
Commission Expires: 8-30-21

