2020-004775
Klamath County, Oregon
04/14/2020 12:23:51 PM
Fee: $82.00

AFTER RECORDING RETURN TO:

Jeff Patterson
Schwabe, Williamson & Wyatt
360 SW Bond Street, Ste. 500
Bend, OR 97702

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO:

No change

STATUTORY BARGAIN AND SALE DEED
(Oregon)

Thomas D. Andrade, ("Grantor"), conveys to **Rocking KT Ranch, LLC,** an Oregon limited liability company, ("Grantee"), the following described real property:

Lot 4 in Block 8 of ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

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 April 10, 2020.

GRANTOR:

THOMAS D. ANDRADE

STATE OF OREGON)
) ss.
County of Deschutes)

This record was acknowledged before me this 10th day of April, 2020, by THOMAS D. ANDRADE.

OFFICIAL STAMP
CLAIRE BOURNE HOLMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 982012
MY COMMISSION EXPIRES DECEMBER 11, 2022

NOTARY PUBLIC FOR OREGON

Unofficial Copy