



THIS SPACE RESERVED FOR

2020-005769

Klamath County, Oregon

05/07/2020 03:25:35 PM

Fee: \$102.00

Jesus Freaks, LLC

Grantor's Name and Address

Jason W. Witts and Holly Stephan Loomis

1984 Palisade Blvd.

Dupont, WA 98327

Grantee's Name and Address

After recording return to:

Jason W. Witts

1984 Palisade Blvd.

Dupont, WA 98327

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

Same as above

File No. 352548AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Jesus Freaks, LLC, an Oregon Limited Liability Company

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

Jason W. Witts and Holly Stephan Loomis

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:

See Attached Exhibit 'A'

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

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.

This document is being signed in Counterpart.

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 5 day of MAY, 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.

Jesus Freaks, LLC

By: 

Jason W. Witts, Member

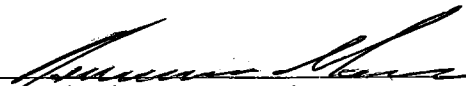
By: 

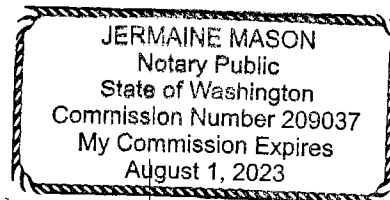
Holly Stephan Loomis, Individually and as Affiant
Of the Estate of Michael K. Loomis, Member

State of WASHINGTON } ss
County of THURSTON }

On this 5 day of MAY, 2020, before me, JERMAINE MASON a Notary Public in and for said state, personally appeared Jason W. Witts, Member of Jesus Freaks, 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.


Notary Public for the State of WASHINGTON
Residing at: THURSTON COUNTY
Commission Expires: 8/1/2023



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 5 day of May, 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.

Jesus Freaks, LLC

By: 7

Jason W. Witts, Member

By: X

Holly Stephan Loomis
Holly Stephan Loomis, Individually and as Affiant
Of the Estate of Michael K. Loomis, Member

State of _____ } ss
County of _____ }

On this _____ day of _____, 2020, before me, _____ a Notary Public in and for said state, personally appeared Jason W. Witts, Member of Jesus Freaks, 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.

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

State of IDAHO } ss
County of PAIETTE }

On this 05 day of MAY, 2020, before me, LOREN EDWARDS a Notary Public in and for said state, personally appeared Holly Stephan Loomis, individually and as Affiant of the Estate of Michael K. Loomis, Member of Jesus Freaks, 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.

Loren Edwards
Notary Public for the State of IDAHO
Residing at: ADA COUNTY
Commission Expires: 7/26/2022

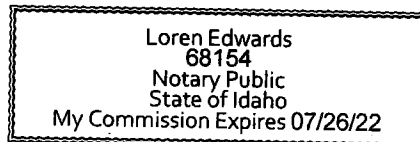


EXHIBIT "A"

352548AM

Lot 14 in Block 3, of Tract No. 1031 SHADOW HILLS Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Black Mountain Drive which inurred thereto.