



THIS SPACE RESERVED FOR

**2020-006492**

**Klamath County, Oregon**

**05/27/2020 01:15:05 PM**

**Fee: \$92.00**

Ryan and Janel Bocchi

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

Klamath Falls, OR 97603

Grantor's Name and Address

DeBoc Properties, LLC, as an Oregon Limited Liability  
Company

6510 S 6th St #119

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

DeBoc Properties, LLC, as an Oregon Limited Liability  
Company

6510 S 6th St #119

Klamath Falls, OR 97603

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

DeBoc Properties, LLC, as an Oregon Limited Liability  
Company

6510 S 6th St #119

Klamath Falls, OR 97603

File No. 364368AM

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### **BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Ryan A. Bocchi and Janel D. Bocchi,**

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

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

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 \$name change.

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 26 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.

R A Bocchi

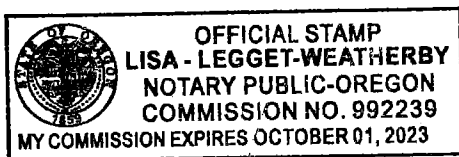
Ryan A. Bocchi

Janel D Bocchi  
Janel D. Bocchi,  
State of Oregon } ss  
County of Klamath }

On this 26 day of May, 2020, 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 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023



## EXHIBIT 'A'

File No. 364368AM

Lots 7, 8 and 9 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM, a portion of Lot 9, JUNCTION ACRES, a recorded subdivision of Klamath County, Oregon, described as:

Beginning at a point which lies South 71° 21' East along the Southerly right of way of the Klamath Falls-Lakeview Highway ninety (90) feet from the Northwest corner of Lot 9, JUNCTION ACRES, which is the point of beginning, and running thence Northwesterly ninety (90) feet to the Northwest corner of said Lot 9; thence Southerly along the West line of said Lot 9 one-hundred sixth-eight (168) feet; thence Easterly at right angles to said West line one hundred thirty three (133) feet to a point; thence Northwesterly to the point of beginning.

ALSO EXCEPTING THEREFROM, a portion of Lot 9, JUNCTION ACRES, a recorded subdivision of Klamath County, Oregon, described as:

Beginning at the Northeast corner of a parcel of land described in Volume M95, page 3874, Microfilm Records of Klamath County; thence South 71°21' East along the Southerly right of way line of the Klamath Falls-Lakeview Highway, 50.54 feet; thence Southerly 122.94 feet more or less to the Southeast corner of said parcel; thence Northeasterly on the East line of said parcel, 147.08 feet more or less to the point of beginning.