

**2020-014873**

**Klamath County, Oregon**

**11/16/2020 09:25:01 AM**

**Fee: \$117.00**

**AFTER RECORDING RETURN TO:**

Jordan Ramis PC  
Two Centerpointe Drive, 6th Floor  
Lake Oswego, OR 97035  
(48607-37893 - DPC)

**SEND TAX STATEMENTS TO:**

Gordon A. Webb

23845 Park Belmonte  
Calabasas, CA 91302

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Bargain and Sale Deed

**DIRECT PARTY(S) -- (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS: Creditor/Plaintiff)**

ORS 205.125(1) (b) and 205.160

Gordon A. Webb, Trustee of the Gordon A. Family Trust

**INDIRECT PARTY(S) -- (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant)**

ORS 205.125(1) (a) and 205.160

Mountain Lakes Homesites, LLC

**TRUE AND ACTUAL CONSIDERATION-- (Amount in dollars or other) ORS 93.030(5)**

\$ \_\_\_\_\_

**JUDGMENT AMOUNT-- (obligation imposed by the order or warrant) ORS 205.125(1) (c)**

\$ \_\_\_\_\_

**If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:**

**"RERECORDED AT THE REQUEST OF** \_\_\_\_\_  
**TO CORRECT** \_\_\_\_\_

**PREVIOUSLY RECORDED IN BOOK/PAGE/FEE NUMBER** \_\_\_\_\_

AFTER RECORDING RETURN TO:

Jordan Ramis PC  
Two Centerpointe Dr Ste 600  
Lake Oswego OR 97035  
(48607-37893 – DPC)

UNTIL A CHANGE IS REQUESTED  
SEND TAX STATEMENTS TO:

Gordon A. Webb  
23845 Park Belmonte  
Calabasas CA 91302

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*This space is reserved for recorder's use.*

### **BARGAIN AND SALE DEED**

Gordon A. Webb, Trustee of the Gordon A. Webb Family Trust, dated November 12, 2008, as amended and restated, Grantor, conveys to Mountain Lakes Homesites, LLC, Grantee, all of its right, title, and interest in the following described real property free of liens and encumbrances except as specifically set forth herein:

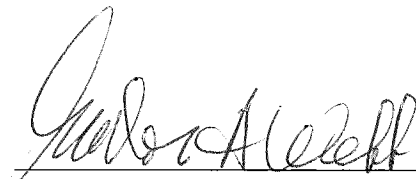
See Exhibit A attached hereto and by this reference made a part hereof.

The true consideration for this conveyance is other property or value.

**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. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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 11TH day of NOVEMBER, 2020.

  
Gordon A. Webb, Grantor

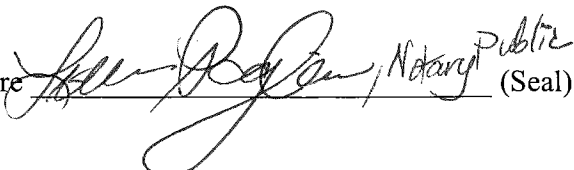
#### ACKNOWLEDGMENT

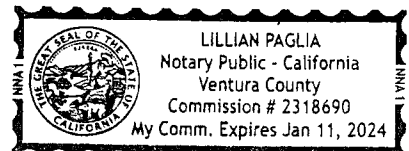
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Los Angeles ) On  
November 11, 2020, before me,  
Lillian Paglia, Notary Public (insert name and title of the officer)  
personally appeared Gordon A. Webb, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature(s) on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  Notary Public (Seal)



**EXHIBIT A**

Block 1: Lots 22, 29, 30 and 31; Block 2: Lot 20; Block 3: Lots 17, 18, 19 and Lots 46, 47, 48 and 49; Block 8: Lot 11; All in Tract 1017 Mountain Lake Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.