

Send Tax Statements to Grantee at:
Ponderosa Real Estate Inv. Co. LLC
PO Box 184
Lynnwood, WA 98046

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

2020-015336

Klamath County, Oregon

11/24/2020 08:15:01 AM

Fee: \$82.00

BARGAIN AND SALE DEED

Brad Labounty, Grantor, conveys to **Ponderosa Real Estate Investments Company, LLC**, an Oregon limited liability company, Grantee, the following described real property:

Lot 24, Block 34, KLAMATH FOREST ESTATES, 1st ADDITION in Klamath County, Oregon

Tax Account Number: 271814

The true consideration for this conveyance is NONE (vesting change).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 19 day of November, 2020.

Brad Labounty, Grantor

STATE OF WASHINGTON)
County of KING) ss.

Personally appeared before me the above named Brad Labounty and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 19 day of November, 2020.

John Appel
Notary Public
State of Washington
Commission Expires 03/08/2023
Lic. No. 25934

NOTARY PUBLIC FOR WASHINGTON

exp 03/04/2023