



THIS SPACE RESERVED

2021-000932

Klamath County, Oregon

01/20/2021 02:55:01 PM

Fee: \$92.00

Timothy W. Hoffman, Chapter 7 Trustee for the Estate of Justin
Rastegar, Case No. 19-31216-HLB

PO Box 1761

Sebastopol, CA 95473

Grantor's Name and Address

Brad Labounty

17232 Meadowdale Dr.

Lynnwood, WA 98037

Grantee's Name and Address

After recording return to:

Brad Labounty

17232 Meadowdale Dr.

Lynnwood, WA 98037

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

Brad Labounty

17232 Meadowdale Dr.

Lynnwood, WA 98037

File No. 420948AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Timothy W. Hoffman, Chapter 7 Trustee for the Estate of Justin Rastegar, Case No. 19-31216-HLB,

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

Brad Labounty,

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:

Lots 2 and 3 in Block 7, ORIGINAL TOWN OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2708-021CB-04500 168696

The true and actual consideration paid for this transfer in terms of dollars
is \$12,000.00



The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

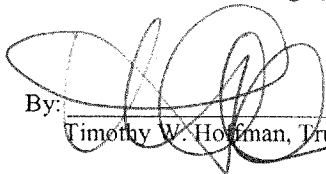
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 19 day of Jan, 2021; 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.

The Estate of Justin Rastegar, Case No. 19-31216-HLB

By:  Date: 1/19/21
Timothy W. Hoffman, Trustee

SEE ATTACHED NOTARY ACKNOWLEDGMENT

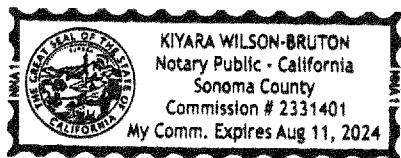
CALIFORNIA ALL-PURPOSE
ACKNOWLEDGMENT

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 Sonoma


On 01/19/2021 before me, Kiyara Wilson-Bruton, Notary Public, personally appeared
Timothy William Hoffman, who
proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is subscribed
to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their
authorized capacity~~(ies)~~, and that by ~~his~~/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the
entity upon behalf of which the person(s) 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.



(SEAL)

WITNESS my hand and official seal.


Kiyara Wilson-Bruton
Notary Public, Sonoma County
Commission #2331401
Expires: August 11, 2024

☐ If marked, then attached pages will bear embossment of above notary.

Optional: Not required by law, however, may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

Signature Authority of Signer:

- ☐ Individual
☐ Corporate Officer(s)

(Title)
☐ Partner (Limited or General)
☐ Attorney In Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other _____

Description of Attached Documents:

Title or type of Document: _____
Bargain and Sale Deed
Number of Pages: 2
Date of Document: 01/19/2021
Signer(s) other than Named Above:

