



THIS SPACE RESERVED FOR RE

2021-015902
Klamath County, Oregon
10/21/2021 01:47:01 PM
Fee: \$87.00

Atone Properties LLC
PO Box 308
Klamath Falls, OR 97601

Grantor’s Name and Address

Atone Properties LLC, an Oregon Limited Liability Company
PO BOX 308
Klamath Falls, OR 97601

Grantee’s Name and Address

After recording return to:
Atone Properties LLC, an Oregon Limited Liability Company
PO BOX 308
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Atone Properties LLC, an Oregon Limited Liability Company
PO BOX 308
Klamath Falls, OR 97601

File No. 487939AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Atone Properties LLC,

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

Atone Properties LLC, 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:

Parcel 1 of Land Partition 14-20, replat of the N 1/2 of Lot 25 of the FAIR ACRES SUBDIVISION NO. 1, situated in the N1/2 of Lot 25, of the FAIR ACRES SUBDIVISION NO. 1 in the Southeast 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed January 7, 2021 in 2021-000225 records of Klamath County.

The true consideration for this conveyance is to convey title.

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 20 day of October, 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.

Atone Properties LLC, an Oregon Limited Liability Company

By: [Signature]
Michael L. McKay, Member

By: [Signature]
Scott D. McKay, Manager

State of Oregon} ss
County of Klamath}

On this 20 day of October, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Michael L. McKay and Scott D. McKay known or identified to me to be the Manager and Member in the Limited Liability Company known as Atone Properties LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

