

Returned at Counter

AFTER RECORDING RETURN TO:

Modoc Point Properties, LLC  
24800 Modoc Point Rd.  
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Jerry D. Richards  
24632 Modoc Point Rd.  
Chiloquin, OR 97624

2021-016609

Klamath County, Oregon



11/03/2021 01:05:38 PM

Fee: \$82.00

**BARGAIN AND SALE DEED**

MODOC POINT PROPERTIES, LLC, acting by and through its managing member, WILLIAM S. HAMILTON, Grantor, conveys to JERRY D. RICHARDS, Grantee, the following described real property situated in Klamath County, State of Oregon:

Lot 32 Modoc Point according to the official plat on file in the office of the County Clerk, Klamath County Oregon.

GRANTOR HEREBY RESERVES: The right of first refusal unto the grantor and in the alternative unto William Shannon Hamilton for a period of fifteen (15) years from November 30, 2021. This reservation of the right of first refusal shall permit the Grantor and in the alternative William Shannon Hamilton the right to purchase or reject to purchase the real estate for the price negotiated with any third-party buyer who is ready, willing and able to buy the property within 90 days of first being notified of the bona fide third party's purchase offer. This right shall expire on December 1, 2036.

SUBJECT TO: Real property taxes and assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

The true consideration paid for this transfer, stated in terms of dollars, is \$10,000.00 and services rendered.

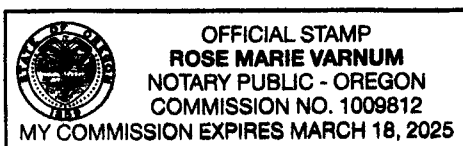
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

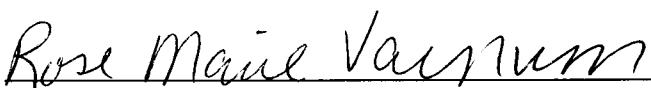
DATED this 3<sup>rd</sup> day of November, 2021.

  
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Modoc Point Properties, LLC  
William S. Hamilton, Managing Member

STATE OF Oregon, County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 3<sup>rd</sup> day of November, 2021, by William S. Hamilton, Managing Member, who personally appeared.



  
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NOTARY PUBLIC  
My Commission expires: 3-18-25