

2021-016688

Klamath County, Oregon



00290399202100166880020022

11/04/2021 01:56:04 PM

Fee: \$87.00

Information Required by Statute:

Type of Instrument: BARGAIN AND SALE DEED

Grantor: MONTERO AND ASSOCIATES LLC RETIREMENT PLAN

Grantee: COYOTE RIDGE RANCH HOLDINGS, INC, an Oregon corporation

True and Actual Consideration: \$40,250.00

Until a change is requested,  
all tax statements shall be sent to:  
Coyote Ridge Ranch Holding LLC  
457 W Pine Street  
Central Point, OR 97502

After recording return to:  
William H. Fowler  
P.O. Box 1746  
Medford, OR 97501

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**BARGAIN AND SALE DEED**

MONTERO AND ASSOCIATES LLC RETIREMENT PLAN, Grantor, hereby conveys to COYOTE RIDGE RANCH HOLDINGS LLC, an Oregon limited liability company, the real property situated in Klamath County, Oregon, described as follows, to-wit:

PARCEL 1:

The East 1/2 of the NE 1/4 of Section 21, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 2:

The West 1/2 of the NE 1/4 of Section 21, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County Oregon.

The monetary consideration for this conveyance IS \$40,250.00.

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

Bargain and Sale Deed - Page 1 of 2

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 2ND day of November, 2021.

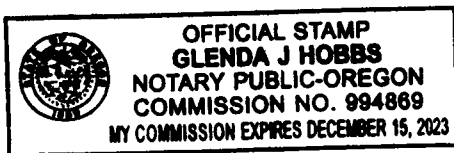
MONTERO AND ASSOCIATES LLC  
RETIREMENT PLAN

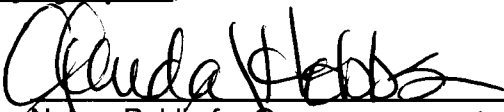
By   
Michael A. Montero, Trustee

STATE OF OREGON           )  
  )ss.  
County of Jackson        )

Personally appeared Michael A. Montero, known to me personally, and acknowledged the foregoing instrument as Trustee of the Montero and Associates LLC Retirement Plan.

BEFORE ME this 2nd day of November, 2021.



  
Notary Public for Oregon  
My Commission Expires: 12/15/2023