



THIS SPACE RESERVED FOR

2022-004490
Klamath County, Oregon
04/08/2022 11:13:01 AM
Fee: \$87.00

Joseph Lawrence and Rod Carothers

32323 Modoc Point Rd

Chiloquin OR 97624

Grantor's Name and Address

J-Mac and R Construction, LLC., an Oregon Limited Liability
Company

32323 Modoc Point Rd

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

J-Mac and R Construction, LLC., an Oregon Limited Liability
Company

32323 Modoc Point Rd

Chiloquin, OR 97624

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

J-Mac and R Construction, LLC., an Oregon Limited Liability
Company

32323 Modoc Point Rd

Chiloquin, OR 97624

File No. 532999AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Joseph Lawrence and Rod Carothers,

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

J-Mac and R Construction, 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

Lot 9 of Block 35 in Tract 1184, Oregon Shores Unit 2 1st Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2

Lot 1, in Block 6 of LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

Lot 3 in Block 4, LATAKOMIE SHORES SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 4

Lot 4, Block 3, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 7th day of April, 2022

Joseph Lawrence
Joseph Lawrence

Rod Carothers
Rod Carothers

State of Oregon } ss
County of Klamath }

On this 7th day of April, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Joseph Lawrence and Rod Carothers, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 5/18/2025

