

Thomas Crawford
Returned at Courter

LeRoy J. Skellham, Personal Representative Estate of
Charlene Ann Skellham, acting in stead for Charlene Ann
Skellham, in her capacity as the managing member, of ITP
Financial Services, LLC and ITP Rural Lands, LLC,
Oregon Limited Liability Companies - Grantor

LeRoy J. Skellham Grantee
Personal Representative Estate of Charlene Ann Skellham

After Recording Return To:
LeRoy J. Skellham
Personal Representative Estate of Charlene Ann Skellham
P.O. Box 1608
Roseburg, OR. 97470

Send Tax Statements To:
LeRoy J. Skellham
Personal Representative Estate of Charlene Ann Skellham
P.O. Box 1608
Roseburg, OR. 97470

2022-005661
Klamath County, Oregon



00299742202200056610030033

05/04/2022 11:51:37 AM

Fee: \$92.00

BARGAIN AND SALE DEED

THIS INDENTURE made between LeRoy J. Skellham, the duly appointed, qualified and acting personal representative of the estate of Charlene Ann Skellham, deceased, which Probate proceeding is maintained in Klamath County Circuit Court Case No. 21PB07029, and acting in stead for the deceased, in her capacity as the managing member of ITP Financial Services, LLC, an Oregon Limited Liability Company and ITP Rural Lands, LLC, an Oregon Limited Liability Company, hereinafter called the Grantor, and LeRoy J. Skellham, in his capacity as the personal representative of the Estate of Charlene Ann Skellham, hereinafter called the Grantee;

WITNESSETH:

For value received and the consideration stated, the Grantor does hereby grant, bargain, sell and convey, unto the Grantee and Grantee's heirs, successors and assigns all the right, title and ownership interest of ITP Financial Services, LLC, an Oregon Limited Liability Company and ITP Rural Lands LLC, an Oregon Limited Liability Company, whether acquired by operation of the law or otherwise, in those certain parcels of real property more particularly described in Exhibit A attached hereto; which Exhibit A is, by this reference, incorporated herein and made a part hereof as if fully set forth herein in it's entirety.

TO HAVE AND TO HOLD the same unto the Grantee, and Grantee's heirs, successors in interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. The consideration consists of other valuable consideration given which is the whole thereof.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26th day of March, 2022.

ITP FINANCIAL SERVICES, LLC, AN OREGON
LIMITED LIABILITY COMPANY:

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 17, 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 BY 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.

By: [Signature], PR
LEROY J. SKELLHAM
Personal Representative, Acting Pursuant to Order of the
Circuit Court of the State of Oregon for Klamath County,
Dated February 24th, 2022, Case No.21PB07029.

ITP RURAL LANDS, LLC, AN OREGON LIMITED
LIABILITY COMPANY:
By: [Signature], PR
LEROY J. SKELLHAM
Personal Representative Acting Pursuant to Order of the
Circuit Court of the State of Oregon for Klamath County,
Dated February 24th, 2022, Case No.21PB07029.

STATE OF LOUISIANA, Calcasieu Parish) ss.

This instrument was acknowledged before me on the 9th day of March, 2022, by LeRoy J. Skellham, in his capacity as the Personal Representatives of the Estate of Charlene Ann Skellham and acting in stead for Charlene Ann Skellham, in her capacity as the managing member of ITP Financial Services LLC and of ITP Rural Lands, LLC, Oregon Limited Liability Companies, and by his signature to this instrument he acknowledges his signature to be his voluntary act and deed.

KAY VAUGHAN
CALCASIEU PARISH
LA NOTARY #56286
C OMMISSION EXPIRES AT DEATH

[Signature]
Notary Public for Louisiana
My Commission Expires: at Death

- A-1. Lot 2 & Lot 3, LESS AND EXCEPT the West 25 feet of Lot 3, Block 19, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-2. Lots 1, 2, 3 and 4, Block 18, Klamath Falls 2nd Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-3. Lots 7 & 8, Block 6, Oregon Shores, Unit 1, Tract 1053 according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-4. Lot 42, Block 32, Klamath Forest Estates, 1st Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-5. Lot 41, Block 32, Klamath Forest Estates, 1st Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-6. Lot 40, Block 32, Klamath Forest Estates, 1st Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-7. Lot 39, Block 32, Klamath Forest Estates, 1st Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-8. Lot 34, Block 42, Klamath Forest Estates, 1st Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-9. Lot 9, Block 39, Klamath Forest Estates, 1st Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-10. Lot 32, Block 66, Nimrod River Park, 5th Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-11. Lot 75, Block 70, Nimrod River Park, 5th Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-12. Lot 74, Block 70, Nimrod River Park, 5th Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-13. Lot 10, Block 105, Klamath Falls Forest Estates, Plat #4 Highway 66 Unit, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXHIBIT A
(Page 1 of 2)

EXHIBIT A

- A-14. Lot 14, Block 105, Klamath Falls Forest Estates, Plat #4 Highway 66 Unit, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-15. Vacated Lots 12 and 13, Block 105, Klamath Falls Forest Estates, Plat #4 Highway 66 Unit, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-16. Lot 6, Block 23, Klamath Falls First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-17. Lot 5, Block 51, Klamath Falls Forest Estates, Highway 66 Unit, Plat #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-18. Lot 19, Block 50, Klamath Falls Forest Estates, Highway 66 Unit, Plat #2 according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-19. 1999 three (3) bedroom double wide manufactured home approximately 1,458 sq. feet- Tax No. M04-18385; sited on 320 E. Lowell Street, Klamath Falls, Oregon.
- A-20. Lots 4-11, Block 4, Riverside Addition of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
- A-21. Lot 6, Block 23, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXHIBIT A

(Page 2 of 2)