

2022-007094

Klamath County, Oregon

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:



00301371202200070940040044

06/07/2022 08:21:38 AM

Fee: \$97.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: \_\_\_\_\_

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: **DOUBLE J FARMS LLC, A  
NEVADA LIMITED LIABILITY  
COMPANY**

Address: **13383 HARPOLD RD**

City, ST Zip: **KLAMATH FALLS, OR 97603**

**2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): **BARGAIN AND SALE DEED**

**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**  
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: **DOUBLE J FARMS LLC, A DISSOLVED CALIFORNIA LIMITED LIABILITY  
COMPANY**

Grantor Name: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**  
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: **DOUBLE J FARMS LLC, A NEVADA LIMITED LIABILITY COMPANY**

Grantee Name: \_\_\_\_\_

**5. For an instrument conveying or contracting to convey fee title,**  
the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:**

Name: **DOUBLE J FARMS LLC, A NEVADA  
LIMITED LIABILITY COMPANY**

Address: **13383 HARPOLD RD**

City, ST Zip: **KLAMATH FALLS, OR 97603**

**6. TRUE AND ACTUAL CONSIDERATION –**  
Required by ORS 93.030 for an instrument conveying  
or contracting to convey fee title or any memorandum  
of such instrument:

**\$ ZERO**

**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that  
could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**

Tax Acct. No.: \_\_\_\_\_

**\*\*RECORDED AT THE REQUEST OF THE GRANTOR TO CORRECT THE SIGNATURE BLOCK PREVIOUSLY  
RECORDED AS 2022-006741\*\***

2022-006741

Klamath County, Oregon



00300969202200067410030034

05/27/2022 01:23:36 PM

Fee: \$92.00

Double J Farms LLC, A Nevada Limited Liability Company  
13383 Harpold Rd  
Klamath Falls, OR 97603

Grantor's Name and Address

Double J Farms LLC, A Nevada Limited Liability Company  
13383 Harpold Rd  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:  
Double J Farms LLC, A Nevada Limited Liability Company  
13383 Harpold Rd  
Klamath Falls, OR 97603

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

Double J Farms LLC, A Nevada Limited Liability Company  
13383 Harpold Rd  
Klamath Falls, OR 97603

=====

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Double J Farms LLC, A Dissolved California Limited Liability Company,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Double J Farms LLC, A Nevada 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:

**See Legal Description Exhibit "A" Attached**

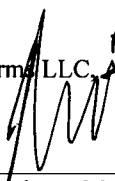
The true and actual consideration paid for this transfer, stated in terms of dollars, is clear title.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 27 day of May, 22; 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.


  
Double J Farms LLC, ~~A Nevada Limited Liability Company~~ A Dissolved California Limited Liability Company

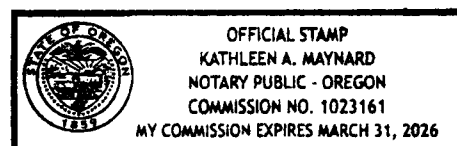
Russell L. Cochran, Manager

  
Linda S. Cochran, Manager

State of Oregon} ss  
County of Klamath}

On this 27 day of May 2022, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Russell L. Cochran and Linda S. Cochran, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



Legal Description  
Exhibit "A"

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Parcel 2 of Land Partition 35-97 in Sections 1, 12, 13 and 24, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and Sections 7, 8, 15, 16, 17, 18, 21 and 22, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Parcel 2 of Land Partition 9-98 being Parcel 3 of "Land Partition 35-97" situated in the E1/2 of Sections 12 and 13 and the N1/2 NE1/4 of Section 24, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and the SW1/4 SW1/4 Section 8, the SW1/4 SW1/4 of Section 15, Sections 16, 17, 18 and 22, and the NE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Parcel 1 of Land Partition 3-05, being a replat of Parcel 1 of "Land Partition 9-98", as adjusted by Pla 28-00, situated in the SE1/4 of Section 1 and the E1/2 of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, and the SW1/4 SW1/4 of Section 8, the SW1/4 SW1/4 of Section 15, Sections 16, 17, 18 and the W1/2 of Section 22, and the NE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

That portion of the SW1/4 lying Westerly of new Poe Valley-Malin Highway and Southerly of Schaupp Road as the same is now located and constructed in Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

Beginning at the Southeast corner of the Northeast Quarter of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence North 5 chains; thence West 5 chains; thence South 5 chains; thence East 5 chains to the place of beginning.