

2022-007807

Klamath County, Oregon



00302197202200078070010018

06/24/2022 11:18:25 AM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Jimmy Smith and Kimberley Smith

148727 Hwy 97

Gilchrist OR 97737

Grantor's Name and Address

Quiet Pine Properties, LLC

POB 617

Lapine OR 97739

Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):  
Quiet Pine Properties, LLC

POB 617

Lapine OR 97739

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jimmy Smith and Kimberley Smith

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

Quiet Pine Properties, LLC

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 Klamath County, State of Oregon, described as follows (legal description of property):

Tax Lot 2310-019B0-00800

A tract of land beginning at a point 330 feet South of the North section corner between Section 24, Township 23 South, Range 9 East of the Willamette Meridian; and Section 19, Township 23 South, Range 10 East of the Willamette Meridian; thence East 460 feet parallel to the North Section line of said Section 19; thence South 1700 feet parallel to the West Section line of said Section 19; thence West 460 feet to the West Section line of said Section 19; thence North along said Section line 1700 feet to the point of beginning, all in the Northwest quarter of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, EXCEPT the North 50 feet thereof.

Containing 17.42 acres, more or less

This legal description was written in conjunction with the legal description already recorded at the Klamath County Assessors office.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on June 23, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on June 23, 2022by Jimmy D. Smith & Kimberley A. Smith

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP  
TABATHA M BRISON  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 1001376  
MY COMMISSION EXPIRES JUNE 21, 2024

Notary Public for Oregon

My commission expires

June 21, 2024

Returned at Counter