

22-25419

After Recording Return to:  
Evergreen Land Title  
260 County Club Rd, Ste. 120  
Eugene OR 97401

2022-008753

Klamath County, Oregon

07/18/2022 03:22:01 PM

Fee: \$92.00

# Bargain and Sale Deed

## Grantor's Name and Address:

Kristofor Stevenson and  
G.O.B. Consulting LLC  
1191 Jacob Lane  
Carmichael, CA 95608

## Grantee's Name and Address:

JMK Management, LLC  
1191 Jacob Lane  
Carmichael, CA 95608

## Send Tax Statements to:

NO CHANGE

KNOW ALL MEN BY THESE PRESENTS Kristofor Stevenson as to an undivided 33% interest and G.O.B. Consulting LLC, as to an undivided 67% Interest hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to, JMK Management, LLC\* hereinafter called Grantee, and unto Grantees' heirs, successors and assigns, all of that certain real property situated in the County of Lane, State of Oregon, described as follows, to wit:

*\* A California Limited Liability Company*

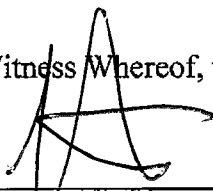
SEE EXHIBIT "A" ATTACHED

SUBJECT TO AND EXCEPTING: CONVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars is TO CHANGE VESTING

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

In Witness Whereof, the Grantor has executed this instrument this 8<sup>th</sup> day of July, 2022.

  
Kristofor Stevenson

G.O.B. Consulting, LLC

  
Jared Burdick, Member

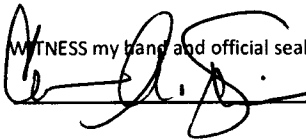
*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California  
County of Sacramento

On 7.8.22 before me, **Colleen A. Schneider, Notary Public**, personally appeared Jared Burdick and Kristofor Stevenson who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Northeast  $21 \frac{2}{3}$  feet of Lot 7 and the Southwest  $21 \frac{2}{3}$  feet of Lot 8, Block 60, of NICHOLS ADDITION of the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at the most Northerly corner of Lot 7, Block 60, of NICHOLS ADDITION to the City of Klamath Falls, Oregon, thence Northeasterly along the Southeasterly line of Grant Street in said city  $21 \frac{2}{3}$  feet; thence Southeasterly at right angles to Grant Street 120 feet; thence Southwesterly parallel with Grant Street  $43 \frac{1}{3}$  feet; thence Northwesterly at right angles with Grant Street 120 feet; thence Northeasterly along the Southeasterly line of Grant Street  $21 \frac{2}{3}$  feet to the place of the beginning.