

**2022-009841**

**Klamath County, Oregon**

**08/12/2022 01:10:01 PM**

**Fee: \$92.00**

After recording, return to:

Zachary Koepp

1011 4th St.

APT 106

Santa Monica, CA, 90403

Until a change is requested, all tax statements should be sent to:

Zachary Koepp

1011 4th St.

APT 106

Santa Monica, CA, 90403

**BARGAIN AND SALE DEED**

Under ORS 93.860

The grantor,

Eleven24 Holdings LLC, a Missouri Limited Liability Company

CONVEYS sole ownership rights to the grantee,

Zachary Koepp of 1011 4th St. APT 106, Santa Monica, CA, 90403

the following described real property:

NIMROD RIVER PARK 3RD ADDITION BLK-24 LOT-14

NIMROD RIVER PARK 3RD ADDITION BLK-24 LOT-19

NIMROD RIVER PARK 3RD ADDITION BLK-24 LOT-20

OREGON PINES BLK-42 LOT-22

NIMROD RIVER PARK 4TH ADDITION BLK-48 LOT-27

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1 BLK-21 LOT-46

And commonly known as:

Parcel ID: 3611007B001300 and 3611007B000800 and 3611007B000700 and  
3511013B002600 and 3611008B003900 and 3711028A002400

The true and actual consideration this conveyance is \$43,5000.00

This conveyance is made subject to:  
EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD  
AND ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR  
THE YEAR 2021

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO  
11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,  
CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER  
8, OREGON LAWS 2010.

**SIGNATURE PAGE TO FOLLOW**

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this day of

12 of August, 2022.

Richard Stephens

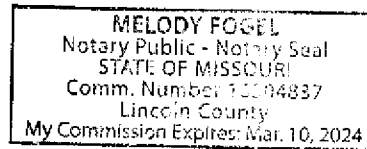
Signature

Richard Stephens

Print Name

Manager Newber

Capacity



Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity  
required by the sense of this deed.*

STATE OF Missouri  
COUNTY OF St. Charles

On this 12<sup>th</sup> day of August, 2022, before me, Notary Public in and for  
said state, personally appeared Richard Stephens,  
identified to be the person whose name is subscribed to the within instrument,  
and who acknowledged to me he freely executed the same.

Signature: Melody Fogel

Print Name: Melody Fogel

Title: Public Notary

My Commission Expires: 03/10/2024