

2022-010868

Klamath County, Oregon

09/07/2022 12:44:02 PM

Fee: \$127.00



After recording return to:
The Bange Family Trust
1619 NW Olmar Drive
Grants Pass, OR 97526

Until a change is requested all tax
statements shall be sent to the
following address:
The Bange Family Trust
1619 NW Olmar Drive
Grants Pass, OR 97526

File No.: NCS-1138401-OR1 (MD)
Date: August 30, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Klamath Falls RE, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Thomas Lee Bange and Patricia Ella Bange, Trustees of The Bange Family Trust, U/A/D September 16, 1992**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOTS 7 AND 8 IN BLOCK 6 OF TRACT 1163 CAMPUS VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to: *See Exhibit "A" attached hereto and made a part hereof*

The true consideration for this conveyance is **\$2,000,000.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 1 day of September, 2022

Klamath Falls RE, LLC, an Oregon limited liability company

By: [Signature]
Name: Brady Frank
Title: Manager

By: _____
Name: Jonathan Welch
Title: Manager

By: _____
Name: Trent Anderson
Title: Manager

By: _____
Name: Cheryl Lindgren
Title: Manager

By: _____
Name: David Poelman
Title: Manager

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Dated this 1 day of September, 2022

Klamath Falls RE, LLC, an Oregon limited liability company

By: _____
Name: Brady Frank
Title: Manager

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Name: Jonathan Welch
Title: Manager

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Title: Manager

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Title: Manager

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Dated this 11 day of September, 2011.

Klamath Falls RE, LLC, an Oregon limited liability company

By: _____
Name: Brady Frank
Title: Manager

By: _____
Name: Jonathan Welch
Title: Manager

By: [Signature]
Name: Trent Anderson
Title: Manager

By: [Signature]
Name: Cheryl Lindgren
Title: Manager

By: _____
Name: David Poelman
Title: Manager

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Dated this 1st day of September, 2022.

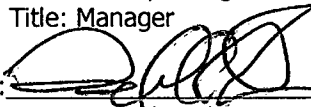
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Name: David Poelman
Title: Manager

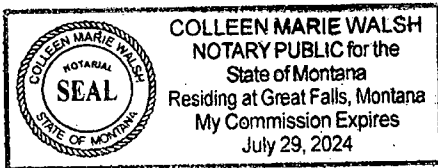
APN: R169329

Statutory Warranty Deed
- continued

File No.: NCS-1138401-OR1 (MD)

STATE OF Montana)
County of Cascade)ss.

This instrument was acknowledged before me on this 1st day of September, 2022
by Brady Frank as Manager of Klamath Falls RE, LLC, an Oregon limited
liability company, on behalf of the limited liability company.



Colleen Marie Walsh
Notary Public for Montana
My commission expires: 07/29/2024

APN: R169329

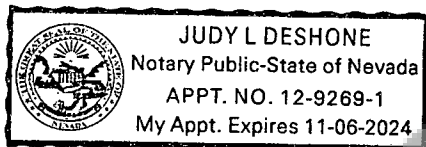
Statutory Warranty Deed
- continued

File No.: NCS-1138401-OR1 (MD)

STATE OF Nevada)
County of Clark)ss.

This instrument was acknowledged before me on this 1 day of September, 2022
by Jonathan Welch as Manager of Klamath Falls RE, LLC, an Oregon limited
liability company, on behalf of the limited liability company.

Judy L. Deshone



Notary Public for Nevada
My commission expires: Nov. 6, 2024

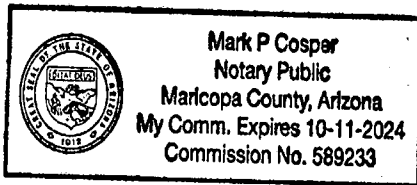
APN: R169329

Statutory Warranty Deed
- continued

File No.: NCS-1138401-OR1 (MD)

STATE OF ARIZONA)
County of MARICOPA) ss.

This instrument was acknowledged before me on this 1ST day of SEPTEMBER, 2022
by DAVID POEUMAN as Manager of Klamath Falls RE, LLC, an Oregon limited
liability company, on behalf of the limited liability company.



Mark P. Cosper
Notary Public for
My commission expires: OCTOBER 11, 2024

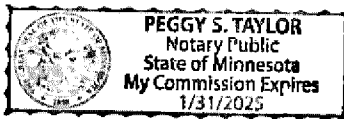
APN: R169329

Statutory Warranty Deed
- continued

File No.: NCS-1138401-OR1 (MD)

STATE OF MINNESOTA)
County of WASHINGTON) ss.
)

This instrument was acknowledged before me on this 20th day of SEPTEMBER, 2022
by ARM ANDERSON AND MICHAEL LOCKEN as Manager of Klamath Falls RE, LLC, an Oregon limited
liability company, on behalf of the limited liability company.



Peggy S Taylor

Notary Public for MINNESOTA
My commission expires: 1/31/2025

Exhibit "A" – Subject to:

1. 2022-2023 Taxes: A lien not yet due or payable. Account No. 169329
2. Restrictions as shown on the official plat of said Land.
3. Public Utilities Easement as shown on the official plat of said Land.
4. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: August 21, 1979
Volume: M79, Page 19843

Amended by instrument,
Recorded: September 19, 1979
Volume: M79, Page 22295
5. Waiver of Construction Requirements, including the terms and provisions thereof,
Recorded: March 30, 1984
Volume: M84, Page 5133
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp dba Pacific Power and Light Company
Recorded: January 2, 1996
Volume: M96, Page 66
7. Declaration, including the terms and provisions thereof,
Recorded: March 6, 1996
Volume: M96, Page 6172
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp dba Pacific Power and Light Company
Recorded: September 9, 1996
Volume: M96, Page 28241
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: August 24, 1999
Volume: M99, Page 34212
10. Rights of tenants under existing leases or tenancies.