

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

2022-012630

Klamath County, Oregon

10/24/2022 12:04:02 PM

Fee: \$102.00

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 a California Limited Liability Company hereinafter called Grantee, and unto Grantees' heirs, successors and assigns, all of that certain real property situated in the County of ~~Vane~~^{Klamath}, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED

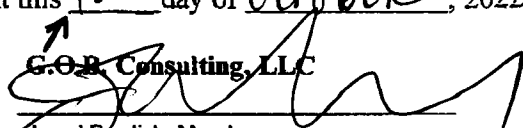
SUBJECT TO AND EXCEPTING: CONVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

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 18TH day of OCTOBER, 2022.


Kristofor Stevenson


Jared Burdick, Member

IN WITNESS WHEREOF, THE GRANTOR HAS EXECUTED THIS INSTRUMENT THIS 19TH DAY OF OCT. 2022

State of _____
County Of _____

This instrument was acknowledged before me on
of G.O.B. Consulting, LLC

, 2022 **Kristofor Stevenson** and Jared Burdick Member

Notary Public for _____
My commission expires

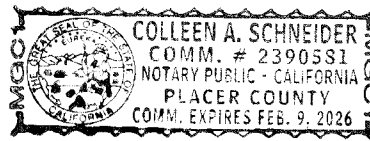
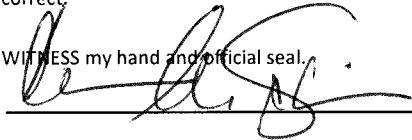
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On 10/19/2022 before me, **Colleen A. Schneider, Notary Public**, personally appeared 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.



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 10/18/2022 before me, **Colleen A. Schneider, Notary Public**, personally appeared **Jared Burdick** 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.

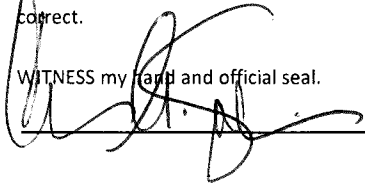


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 795, Block 105 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.