

**2022-013045**

**Klamath County, Oregon**

**11/04/2022 08:22:02 AM**

**Fee: \$87.00**

**SEND TAX STATEMENTS TO:**

Bange Properties, LLC  
1619 NW Olmar Drive  
Grants Pass, Or. 97526

**AFTER RECORDING RETURN TO:**

Ben Freudenberg, Attorney at Law  
Davis, Freudenberg & Day  
600 N.W. Fifth Street  
Grants Pass OR 97526

**BARGAIN AND SALE DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that Thomas Lee Bange and Patricia Ella Bange, Trustees, Bange Family Trust uad 9/16/1992, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto Bange Properties, LLC, an Oregon limited liability company, Grantee herein, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

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

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 none. However, the actual consideration consists of other good and valuable consideration which is membership interests in Grantee.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

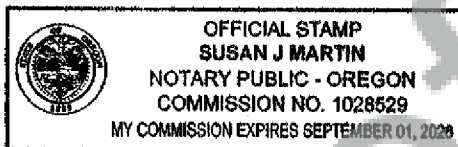
Grantor has executed this instrument on November 3, 2022.

*Thomas Lee Bange*  
Thomas Lee Bange, Trustee  
Bange Family Trust

*Patricia Ella Bange*  
Patricia Ella Bange, Trustee  
Bange Family Trust

STATE OF OREGON) ) ss.  
County of Josephine )

**THIS INSTRUMENT** was acknowledged before me on November 3, 2022 by Thomas Lee Bange and Patricia Ella Bange, Trustees.



*Susan J. Martin*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 09-01-2026