2023-000765

Klamath County, Oregon 02/06/2023 08:08:01 AM

Fee: \$87.00

BARGAIN AND SALE DEED

Recording requested and when recorded return to:

Until a change is requested, all tax statements shall be sent to the following address:

Erin K. MacDonald Best Best & Krieger LLP 360 SW Bond Street, Suite 400 Bend, Oregon 97702

No change

The true consideration for this conveyance is for estate planning purposes.

RANDLE PROPERTIES, LLC, an Oregon limited liability company, Grantor, conveys to WILLIAM C. RANDLE and SUSAN K. RANDLE, as Co-Trustees of the Randle Revocable Trust U/T/A dated November 3, 2015, Grantees, whose address is 20785 Wagontire Way, Bend, OR 97701, the following described real property:

That part of the NE¼ SE¼ of Section Twenty-six (26), Township Twenty-three (23) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the NE corner of the NE Quarter of the SE Quarter (NE1/4 SW1/4) [sic] thence west along the northern boundary a distance of 220 feet, thence south a distance of 1120 feet to the SE corner post of Lot 2 (in the Gerhart Plat), thence northeasterly along the state Right-of-way line a distance of 441 feet to the Morrison South corner post, thence north a distance of 745 feet to the point of beginning. Being rectangular in shape containing approx. 4.6 acres.

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,

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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 1st day of February, 2023.

RANDLE PROPERTIES, LLC, an Oregon limited liability company

WILLIAM C. RANDLE, Manager

SUSAN K. RANDLE, Manager

STATE OF OREGON) ss County of Deschutes)

The foregoing instrument was acknowledged before me this 1st day of February, 2023, by WILLIAM C. RANDLE and SUSAN K. RANDLE, as Managers of RANDLE PROPERTIES, LLC, an Oregon limited liability company.

OFFICIAL STAMP
KAREN MARIE KEMP
NOTARY PUBLIC-OREGON
COMMISSION NO 1030797
MY COMMISSION EXPIRES NOVEMBER 9, 2026

NOTARY PUBLIC FOR OREGON

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