

**2023-001245**

**Klamath County, Oregon**



00311814202300012450060064

02/22/2023 02:33:16 PM

Fee: \$107.00

After recording, return to:  
JK Development Co  
6640 Keller Rd.  
Klamath Falls OR 97603

Until a change is requested,  
all tax statements should be sent to:  
Keller/Hoppe JV  
6640 Keller Rd.  
Klamath Falls Or 97603

**BARGAIN AND SALE DEED**

Under ORS 93.860

The grantor,  
Keller/Hoppe JV a General Partnership 6640 Keller Rd. Klamath Falls Or 97603  
Rebecca Hoppe 9679 Greenbrier Dr. Klamath Falls Or 97603  
Rhonda Susan Keller 15565 Maplewood Dr. Sonoma Ca 95476" see Exhibit A/1"

CONVEYS to the grantee,  
JK Development Co an Oregon corporation  
6640 Keller Dr.  
Klamath Falls Or 97603

the following described real property:  
Lots 1,4,5,6,7,8,9,10,11,12,13,& 14 Fifteenth Addition to Sunset Village  
Tract1543  
Klamath County Oregon

And commonly known as:  
Parcel ID: Tract 1543

The true and actual consideration this conveyance is \$ \$300,00.00  
Three Hundred Thousand dollars and 0/100 "see Exhibit A/2"

Source of Title:

1. Fifteenth Addition to Sunset Village Tract 1543
2. Fourteenth Addition to Sunset Village Tract 1538

This conveyance is made subject to:

Easements, restrictions & rights of way as recorded with the Fifteenth Addition to Sunset Village Tract 1543

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this  
day of Feb. , 2023

17th

Rhonda Susan Keller

Signature

Rhonda Susan Keller

Print Name

Member

Capacity

Rhonda Susan Keller

Signature

Rhonda Susan Keller

Print Name

Member Rhonda Susan Keller

Capacity Member

Signature

Print Name

Capacity

Signature

Print Name

Capacity

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, Notary Public in and for  
said state, personally appeared \_\_\_\_\_

identified to be the person whose name is subscribed to the within instrument, and  
who acknowledged to me \_\_\_\_\_ freely executed the same.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Notary Certificate Attached**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

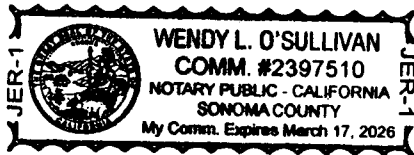
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Sonoma }

On February 17<sup>th</sup> 2023, before me, WENDY L. O'SULLIVAN, Notary Public,  
personally appeared Rhonda Susan Keller

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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE [Signature]

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of attached document**

Title or type of document: Bargain and Sale Deed

Document Date: February 17<sup>th</sup> 2023 Number of Pages:           

Signer(s) Other than Named Above: None

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 22  
day of February, 2023

Rebecca Hoppe  
Signature  
Rebecca Hoppe  
Print Name  
Member  
Capacity

Stephen J Keller  
Signature  
Stephen J Keller  
Print Name  
Member  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

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

STATE OF Oregon  
COUNTY OF Klamath

On this 22 day of February 2023, before me, Notary Public in and for  
said state, personally appeared Stephen Keller &  
Rebecca Hoppe,  
identified to be the person whose name is subscribed to the within instrument, and  
who acknowledged to me Myra freely executed the same.

Signature: Myra D Cundiff  
Print Name: Myra D Cundiff  
Title: Notary Public  
My Commission Expires: 1-28-2025

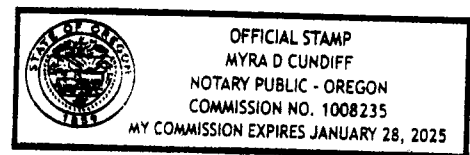


Exhibit A

A /1 The grantor

Stephen J. Keller 6640 Keller Rd. Klamath Falls Or 97603

A/2 A promissory note and Trust Deed are part of this deed, referenced by  
Legal description Lots 1,4,5,6,7,8,9,10,11,12,13,& 14 Fifteenth Addition to  
Sunset Village Tract 1543 Klamath County Oregon.