

2023-003915
Klamath County, Oregon



05/23/2023 01:48:20 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

GRANTORS' NAME AND ADDRESS:
Andrew F. Rutz and Sandra B. Rutz,
husband and wife, Tenants by the Entirety
4443 S. 6th Street
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:
4443 Property Holdings, LLC
4443 S. 6th Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Andrew F. Rutz and Sandra B. Rutz
4443 S. 6th Street
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Andrew F. Rutz and Sandra B. Rutz, husband and wife, Tenants by the entirety, hereinafter referred to as grantor(s), conveys to **4443 Property Holdings, LLC**, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 10 in Block 2 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of said property taken for highway purposes by final judgment in Case No. 64-105 Law, circuit court records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., transfer of property asset(s) into LLC.

IN WITNESS WHEREOF, the grantor(s) have executed this instrument as of the date set opposite from their respective signatures, to follow.

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

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

May 22 / 23
Date

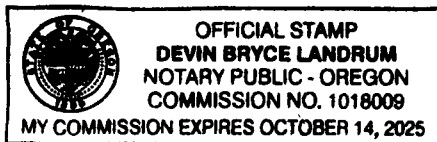
Andrew F. Rutz
Andrew F. Rutz

May 22, 2023
Date

Sandra B. Rutz
Sandra B. Rutz

STATE OF OREGON; County of Klamath) ss.

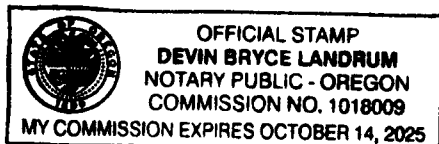
This instrument was acknowledged before me this 22nd day of May, 2023, by Andrew F. Rutz.



Devin Landrum
NOTARY PUBLIC for OREGON
My Commission expires: 10-14-25

STATE OF OREGON; County of Klamath) ss.

This instrument was acknowledged before me this 22nd day of May, 2023, by Sandra B. Rutz.



Devin Landrum
NOTARY PUBLIC for OREGON
My Commission expires: 10-14-25