

Returned at Counter

THIS SPACE RESERVED FOR RI

2023-004280

Klamath County, Oregon



00315468202300042800030038

06/05/2023 01:28:57 PM

Fee: \$92.00

Great Western Farm & Ranches LLC, an Oregon Limited  
Liability Company and Scott E. Balin  
13600 Homedale Rd  
Klamath Falls, OR 97603

Grantor's Name and Address

Great Western Farm & Ranches LLC, an Oregon Limited  
Liability Company and Trent Balin and Dani Balin  
13600 Homedale Rd  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:  
Great Western Farm & Ranches LLC, an Oregon Limited  
Liability Company and Trent Balin and Dani Balin  
13600 Homedale Rd  
Klamath Falls, OR 97603

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

Great Western Farm & Ranches LLC, an Oregon Limited  
Liability Company and Trent Balin and Dani Balin  
13600 Homedale Rd  
Klamath Falls, OR 97603

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Great Western Farm & Ranches LLC, an Oregon Limited Liability Company and Scott E. Balin, a married person dealing in his/her separate property,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Great Western Farm & Ranches LLC, an Oregon Limited Liability Company as to an undivided 50% interest and Trent Balin and Dani Balin as Tenants by the Entirety as to an undivided 50% interest,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

### SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.


In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 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.

In Witness Whereof, the grantor has executed this instrument this 5<sup>th</sup> day of June, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Great Western Farm & Ranches LLC, an Oregon Limited Liability Company

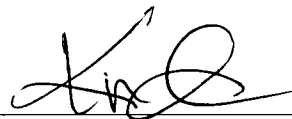
  
\_\_\_\_\_  
Scott Balin, Manager

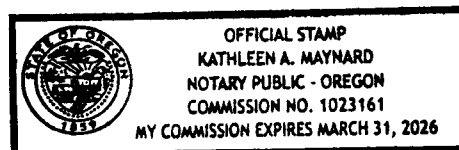
  
\_\_\_\_\_  
Scott E. Balin,

State of Oregon} ss  
County of Klamath}

On this 5<sup>th</sup> day of June, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Scott Balin as Manager of Great Western Farm & Ranches LLC, an Oregon Limited Liability Company and Scott E. Balin, Individually, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



**Legal Description**  
**Exhibit "A"**

The SW1/4 of the NW1/4, the SE1/4 of the NW1/4, the S1/2 of the S1/2 of the NE1/4 of the NW1/4, the S1/2 of the S1/2 of the NW1/4 of the NW1/4 of Section 13, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated December 7, 1949, recorded November 2, 1951 in Volume 250, page 618, Deed Records of Klamath County, Oregon.