



THIS SPACE RESERVED FOR

2023-004626

Klamath County, Oregon

06/16/2023 11:46:01 AM

Fee: \$87.00

Washington Federal Bank

425 Pike ST

Seattle WA 98101

Grantor's Name and Address

Jents, LLC

PO Box 257

Klamath Falls OR 97601

Grantee's Name and Address

After recording return to:

Jents, LLC

PO Box 257

Klamath Falls OR 97601

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

Jents, LLC

PO Box 257

Klamath Falls OR 97601

File No. 592768AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Washington Federal Bank, Successor by Merger with South Valley Bank & Trust, State of Oregon
Banking Corporation,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto

Jents, LLC, an Oregon limited liability company,

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:

**Lot 5, TRACT 1430 - TIMBERMILL SHORES, according to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon.**

The true consideration for this conveyance is \$other valuable 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 15th 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.

Washington Federal Bank

Ricka Gerstmann
Ricka Gerstmann, Vice President

State of WA } ss
County of King }

On this 15 day of June, 2023, before me, Shalese Yvette Craig a Notary Public in and for said state, personally appeared Ricka Gerstmann, 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.

Shalese Yvette Craig
Notary Public for the State of WA
Residing at: Seattle
Commission Expires: 11-01-2026

