

Returned at Counter
Juan Thorne

2023-004811

Klamath County, Oregon



00316122202300048110010012

06/22/2023 12:39:58 PM

Fee: \$82.00

AFTER RECORDING RETURN TO:

DJ3 LLC
11614 Ground Ct.
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

DJ3 LLC
11614 Ground Ct.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

LOMI'S LLC, an Oregon Limited Liability Company, Grantor, conveys to DJ3 LLC, an Oregon Limited Liability Company, Grantee, all of its interest in the the real property described as follows:

Lots 6, 7, 8, and 9, Block 52, CITY OF MALIN, according to the official plat thereof on file in the Office of the County Clerk in Klamath County, Oregon.

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.

The consideration paid for this transfer, if stated in terms of dollars, is \$0.00 and other valuable consideration.

DATED this 22 day of June, 2023.

LOMI'S LLC:

Jordan Michael Howard, Manager/Member

STATE OF OREGON, County of Klamath)s.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 22nd day of June, 2023 by Jordan Michael Howard, who personally appeared.

NOTARY PUBLIC FOR OREGON

My Commission expires: Nov 01, 2024

