

2023-005785

Klamath County, Oregon



00317224202300057850030036

07/12/2023 03:53:24 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Gregory M. Kackstetter
P.O. Box 192
San Luis Rey, CA 92068

GRANTEE'S NAME AND ADDRESS:

Kax, Inc.,
a California Corporation
- c/o Gregory M. Kackstetter
P.O. Box 192
San Luis Rey, CA 92068

SEND TAX STATEMENTS TO:

Kax, Inc.,
a California Corporation
- c/o Gregory M. Kackstetter
P.O. Box 192
San Luis Rey, CA 92068

BARGAIN AND SALE DEED

Gregory M. Kackstetter, hereinafter referred to as grantor, conveys to **Kax, Inc., a California Corporation**, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of land in the E ½ of the NE ¼ of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, shown on Map of Survey No. 1343 filed in the office of the Klamath County Surveyor, Klamath Falls, Oregon, more particularly described as follows: Commencing at the SW corner of the North Beaver Marsh Addition, to Beaver Marsh, which point is marked by a 1 inch iron pipe; thence S 73°04'30" E along the South line of said North Beaver Marsh Addition, 1,003.55 feet to a ¾ inch iron pipe and the true point of beginning; thence continuing along said South line S 73°04'30" E, 60.00 feet to the NW corner of the Beaver Marsh Airport; thence S 16°59' W along the Westerly line of said Beaver Marsh Airport, 1680.17 feet to a 5/8 inch iron pipe; thence S 89°59' W, 62.74 feet to a 5/8 inch iron pin; thence N 16°59' E, 1,698.51 feet to the true point of beginning. **Except** Condition as set forth on the Dedication of North Beaver Marsh Addition. **Subject to** all covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record. **Reserving** unto all adjoining property owners a 60 foot ingress and egress easement, a 60 foot public utility easement and a 30 foot drainage ditch easement along the Easterly side of real property. This reservation of easement does not reserve any fee interest or other ownership to Grantor.

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 holding(s) into corporation.

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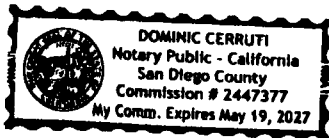
IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

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

7-8-23
Date

Gregory M. Kackstetter
Gregory M. Kackstetter

[CALIFORNIA ACKNOWLEDGEMENTS ARE ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE]



Acknowledgement
Attached

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Diego

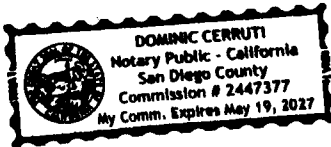
On July 8th 2023 before me, Dominic Cerruti Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Gregory Kackstetter
Name(s) of Signer(s)

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

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____