

**2023-006653**

**Klamath County, Oregon**

**08/04/2023 03:14:03 PM**

**Fee: \$87.00**

**THIS DOCUMENT FILED FOR RECORD BY  
DESCHUTES COUNTY TITLE COMPANY AS  
AN ACCOMMODATION ONLY, IT HAS NOT  
BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON THE TITLE**

After Recording Return to:  
**La Pine Truck & Hydraulic Repair, LLC**  
**PO Box 1790**  
**La Pine, OR 97739**

Until change, tax statement shall  
be sent to:  
**Same as Above**

**STATUTORY BARGAIN AND SALE DEED**

**Max Hoffman and Donna Hoffman, as tenants by the entirety,**

hereinafter called grantor, does hereby grant, bargain, sell and convey unto

**La Pine Truck & Hydraulic Repair, LLC an Oregon Limited Liability Company,**

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

**Lot 16, Block 11 of Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

**(Account #142205, Map and Tax Lot# 2310-036D0-09600)**

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

The true and actual consideration for this conveyance is \$22,000.00 (fulfillment of contract)

In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof 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, AND 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 1 day of August, 2023

By:

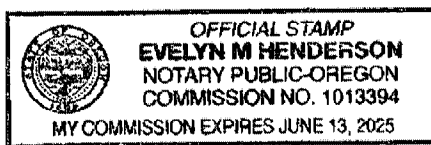
Max Hoffman  
Max Hoffman

By:

Donna Hoffman  
Donna Hoffman

STATE OF OREGON, County of Deschutes) ss.

On August 1, 2023, personally appeared the above named **Max Hoffman and Donna Hoffman** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Evelyn M Henderson  
Notary Public for Oregon

My commission expires:

6-13-25