

2023-006810

Klamath County, Oregon

Returned at Counter



00318464202300068100020021

08/10/2023 03:19:56 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Be One, LLC
18231 N. Poe Valley Road
Klamath Falls, OR 97603

Grantor:

Tom DeJong and Nellie DeJong
18231 N. Poe Valley Road
Klamath Falls, OR 97603

Grantee:

Be One, LLC
18231 N. Poe Valley Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Tom DeJong and Nellie DeJong, husband and wife, Grantors, convey to Be One, LLC, an Oregon limited liability company, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

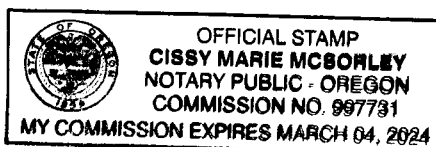
DATED this 31st day of July, 2023.

Tom DeJong, Grantor

Nellie DeJong, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 31st day of July, 2023, the above-named Tom DeJong and Nellie DeJong, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 03-04-2024

Exhibit A

The following described real property situated in Klamath County, Oregon:

All in Township 39 South, Range 11½ East of the Willamette Meridian:

Parcel 1:

Section 20: Those parts of Government Lots 7 and 8 Lying North of the new channel of Lost River taken by the United States of America in Federal Court Civil Case No. 4309, the description of which is set forth in Klamath County Deed Book 232 beginning at page 156.

Section 21: Government Lots 7, 8 and 9 and those parts of Government Lot 6 and the S½SW¼ lying Northerly of the new channel of the Lost River taken by the United States of America in Federal Civil Case No. 4309, the description of which channel is set forth in Klamath County Deed Book 232, page 156.

Parcel 2:

Section 21: That portion of the following described property situated in Lot 1, Section 21, Township 39 South, Range 11½ East of the Willamette Meridian, lying south of the County Road, as follows:

Beginning at the Northwest corner of Lot 1 of Section 21, Township 39 South, Range 11 ½ East of the Willamette Meridian; thence, East along the North line of said Lot 1, a distance of 1150.0 feet to a point; thence, South and parallel with the East line of said lot to a point on the South boundary line of said lot; thence Westerly along the said South boundary line to the Southwest corner of said Lot 1; thence north along the said West line of said lot to the place of beginning, the Northwest corner of said lot.