

2023-006813

Klamath County, Oregon

Returned at Counter

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



00318468202300068130010014

08/10/2023 03:20:56 PM

Fee: \$82.00

Grantor:

Tom DeJong and Nellie A. DeJong, Trustees of the
Tom DeJong and Nellie A. DeJong Family Trust
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 A. DeJong, as Trustees of the Tom DeJong and Nellie A. DeJong Family Trust (fka the DeJong Living Trust dated June 1, 1999), Grantor, conveys to Be One, LLC, an Oregon limited liability company, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

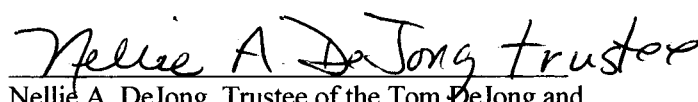
Lots 1 through 12, inclusive, of Block 65, BOWNE ADDITION TO BONANZA, Klamath County, State of Oregon; and that portion of the alley, Bowne Avenue, Portland Avenue and Price Street which inured herewith by Order Vacating Property, recorded October 23, 1942 in Volume 150, Page 491, Deed Records of Klamath County, Oregon.

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.

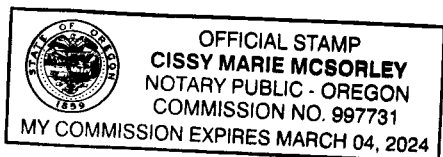
DATED this 31st day of July, 2023.



Tom DeJong, Trustee of the Tom DeJong and
Nellie A. DeJong Family Trust, Grantor


Nellie A. DeJong, Trustee of the Tom DeJong and
Nellie A. DeJong Family Trust, 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 A. DeJong, as Trustees of the Tom DeJong and Nellie A. DeJong Family Trust, Grantor, and acknowledged the foregoing instrument to be their voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 0304-2024