



00318470202300068150020022

08/10/2023 03:22:56 PM

Fee: \$87.00

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

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

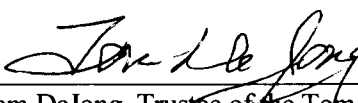
Tom DeJong and Nellie A. DeJong, as Trustees of the Tom DeJong and Nellie A. DeJong Family Trust (fka the DeJong Living Trust dated June 1, 1999), Grantor, conveys to Be One, LLC, an Oregon limited liability company, Grantee, its interest in the following described real property situated in the County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

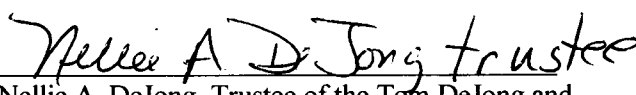
See Exhibit A attached hereto and incorporated by this reference.

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.

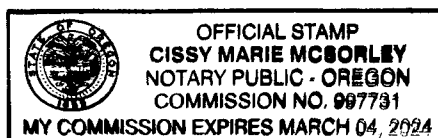
DATED this 31st day of July, 2023.


Tom DeJong, 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:



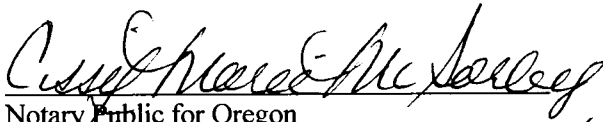

Notary Public for Oregon
My Commission expires: 03-04-2024

Exhibit A

PARCEL 1:

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

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SECTION 9: S1/2 SW1/4

A portion of the SW1/4 SE1/4, more particularly described as follows:

Beginning at a point on the South line of North Street, said point being 330 feet West of the intersection of the South line of North Street and the West line of Bowne Street; thence South 450 feet; thence East 330 feet; thence South 810 feet, more or less, to the South line of said Section; thence West along said line to the Southwest corner of the SE1/4; thence North along the West line of the SE1/4 to the South line of North Street; thence East along said line to the point of beginning, EXCEPTING THEREFROM Lots 11 and 12 in Block 53 of BOWNE ADDITION to Bonanza, conveyed to Walter William Casebeer by Deed Volume 207, page 147, Deed Records of Klamath County, Oregon.

SECTION 16: That portion of the NW1/4 NE1/4 lying Northerly of Lost River, EXCEPT THEREFROM the Easterly 150 feet; and that portion of the NW1/4 and the SW1/4 NE1/4 lying Northerly of Lost River.

PARCEL 2:

Lots 11 and 12, Block 53, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lots 13 through 21, Block 52, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Portland Avenue and Price Avenue which inured thereto.

PARCEL 4:

Lots 1, 2, and 3, Block 52, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5:

Lots 4 through 12, Block 52, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Portland Street that inured thereto.

PARCEL 6:

Lots 22, 23, and 24, Block 52, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Price Street which inured thereto.