

2023-009029

Klamath County, Oregon



00321121202300090290010017

10/19/2023 02:22:48 PM

Fee: \$82.00

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 & Nellie A. 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 & Nellie A. DeJong, husband and wife, as tenants by the entirety, Grantors, convey 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:

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northeast corner of said Section 19; thence South 00 degrees 14' 22" West 1109.83 feet; thence South 13 degrees 07' 17" West 87.28 feet to a 5/8 inch iron pin on the West bank of Lost River and on the True Point of Beginning of the description; thence South 11 degrees 36' 09" West along said West bank a distance of 207.42 feet to a 5/8 inch iron pin; thence South 07 degrees 34' 59" West along said bank 2.17 feet to a 5/8 inch iron pin; thence West 812.17 feet to a 5/8 inch iron pin on the East right-of-way line of the County Road; thence North 15 degrees 20' 44" West along said East line 21.54 feet to a 5/8 inch iron pin; thence following said East line along the arc of a curve the left (central angle 25 degrees 40' 21" and radius 430 feet) 192.67 feet to a 5/8 inch iron pin; thence North 41 degrees 01' 05" West along said East line 125.27 feet to a 5/8 inch iron pin; thence South 85 degrees 39' 29" East 1035.29 feet to the True Point of Beginning.

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.

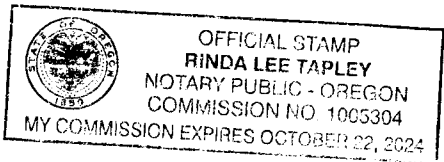
DATED this 18 day of October, 2023.

Tom DeJong, Grantor

Nellie A. DeJong, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 18 day of October, 2023, the above-named Tom DeJong & Nellie A. DeJong, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 10-22-24