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12/21/2023 01:19:02 PM

Fee: \$87.00

Returned at Counter

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: J&C Farms, LLC, an Oregon Limited Liability Company P.O. Box 359 Chiloquin, OR 97624
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Grantors:
Cheyne Brothers, LLC
an Oregon Limited Liability Company
7945 Tingley Lane
Klamath Falls, OR 97603

Grantee:
J & C Farms, LLC
an Oregon Limited Liability Company
P.O. Box 359
Chiloquin, OR 97624

-BARGAIN AND SALE DEED-

Cheyne Brothers, LLC, an Oregon Limited Liability Company, Grantor conveys to J & C Farms, LLC, an Oregon Limited Liability Company, Grantee the following described real property, situated in the County of Klamath, State of Oregon, commonly known as 32150 Modoc Point Road, Chiloquin, Oregon, more particularly described as follows:


The East 250 feet of Government Lot 3, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this transfer is \$75,000.00.

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 18th day of December, 2023.

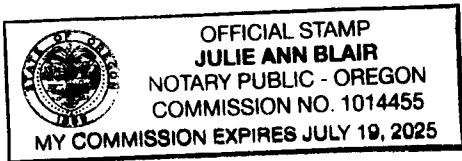
Cheyne Brothers, LLC


By: Janelle Fenters
Its: Authorized Member
Grantor

*****NOTARY FOLLOWS*****

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 18th day of December, 2023, the above-named Janelle Fenters, in her capacity as Authorized Member of Cheyne Brothers, LLC, Grantor and acknowledged the foregoing instrument to be her voluntary act.



Julie Ann Blair
Notary Public for Oregon
My Commission expires: 07/19/25