



2023-011066

Klamath County, Oregon

12/29/2023 09:00:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

Estate of Valerie Ann Stuck, deceased

2790 Hwy 142

Goldendale, WA 98620

Grantor's Name and Address

JKH Investments LLC, an Oregon Limited Liability Company

5647 S. 6th St.

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

JKH Investments LLC, an Oregon Limited Liability Company

5647 S. 6th St.

Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

JKH Investments LLC, an Oregon Limited Liability Company

5647 S. 6th St.

Klamath Falls, OR 97603

File No.

616428AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Marian Irene Scheradella, Individually and as Affiant of the Estate of Valerie Ann Stuck, deceased,
Klamath County Case #23PB06545,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JKH Investments LLC, an Oregon Limited Liability Company,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 6, Resubdivision of Tract 49 and 50, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$105,000.00

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 27th day of December, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Estate of Valerie Ann Stuck

By: Marian Irene Scheradella
Marian Irene Scheradella, Affiant

Marian Irene Scheradella
Marian Irene Scheradella

State of Oregon) ss.
County of Wasco }

On this 27th day of December, 2023, before me, Mischel Lynne Baldwin, a Notary Public in and for said state, personally appeared Marian Irene Scheradella, individually and as affiant of the Estate of Valerie Ann Stuck, and acknowledged to me that he/she/they executed the same as Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mischel Lynne Baldwin
Notary Public for the State of Oregon
Residing at: Washington
Commission Expires: May 9, 2026

