

2024-002296

Klamath County, Oregon

03/27/2024 11:18:01 AM

Fee: \$92.00

After recording, return to:

Christian M. Oelke
Attorney at Law
Five Centerpointe Drive, Suite 240
Lake Oswego, OR 97035-8682

Send tax statements to:

Patrick Gruhn, Manager
555 NW Kimball Ct.
Yachats, OR 97498

The true and actual consideration paid for this transfer stated in terms of dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration.

BARGAIN AND SALE DEED

PATRICK GRUHN, GRANTOR, conveys to **DIAMOND BAR G RANCH 9, LLC**, an Oregon limited liability company, **GRANTEE**, the following described real property located in Klamath County, Oregon, commonly known as 152212 Hackamore Ln., La Pine OR 97739, Map number 2309-002D0-00100, ABN 129417, as follows:

See attached Exhibit A

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, AND 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

Exhibit A

Legal Description

Lot 22, Block 1, Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

EXCEPTING THEREFROM:

Beginning at the Southeast corner of said Lot 22; thence North $61^{\circ}56'42''$ West a distance of 263.88 feet; thence North $63^{\circ}56'03''$ West a distance of 297.28 feet; thence South $89^{\circ}58'32''$ West a distance of 216.96, to the Southwest corner of said Lot 22; thence along a line common to Lots 22 and 23, said Wagon Trail Acreages, South $70^{\circ}26'40''$ East a distance of 760.77 feet, to the point of beginning.