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Kat Maynard

2024-002873

Klamath County, Oregon



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04/16/2024 03:08:17 PM

Fee: \$92.00

The Randolph Family Trust, created on April 17, 1995
Richard A. Randolph and Elizabeth T. Randolph, Trustees
8399 Oakmont Dr
Santa Rosa, CA 95409

Grantor's Name and Address

Chiloquin Vision in Progress, an Oregon Nonprofit Corporation
PO Box 204
Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:
Chiloquin Vision in Progress, an Oregon Nonprofit Corporation
PO Box 204
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:

Chiloquin Vision in Progress, an Oregon Nonprofit Corporation
PO Box 204
Chiloquin, OR 97624

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Richard A. Randolph and Elizabeth T. Randolph, Trustees of the Randolph Family Trust, created on April 17, 1995,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Chiloquin Vision in Progress, an Oregon Nonprofit Corporation,**

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 2 in Block 22 of SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3611-003C0-06200

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

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 9 day of April, 2024 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.

The Randolph Family Trust, created on April 17, 1995

Richard A. Randolph
Richard A. Randolph, Trustee

Elizabeth T. Randolph
Elizabeth T. Randolph, Trustee

State of _____ } ss
County of _____ }

On this _____ day of _____, before me, _____ a Notary
Public in and for said state, personally appeared _____, known
or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that
he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Notary Public for the State of
Residing at:
Commission Expires:

**Notary Certificate
Attached**



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

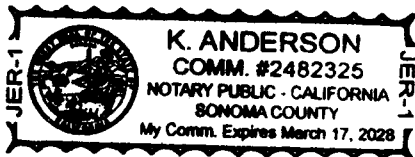
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sonoma }

On April 9, 2024, before me, K. Anderson, Notary Public, personally appeared
Richard A. Randolph and Elizabeth T. Randolph

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in cursive script, appearing to read "K. Anderson", written over a horizontal line.

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Bargain Sale deed

Document Date: 4-9-2024 Number of Pages: _____

Signer(s) Other than Named Above: _____