

2024-003195

Klamath County, Oregon



00327632202400031950020027

04/26/2024 11:40:07 AM

Fee: \$87.00

Information Required by Statute:

Type of Instrument: **BARGAIN AND SALE DEED** (Statutory Form)

Grantor: Dan Schleigh and Teresa Schleigh, Husband and Wife

Grantee: Backhand Seven, L.L.C., an Oregon limited liability company

True and Actual Consideration: Consists of other value given

Until a change is requested

After recording return to:

all tax statements should be sent to:

Dan and Teresa Schleigh

Charles McNair, Esq.

1694 Salt Creek Road

210 Laurel St.

Eagle Point, Oregon 97524

Medford, Oregon 97501

=====

OREGON BARGAIN AND SALE DEED
(ORS 93.860)

Dan and Teresa Schleigh, Husband and Wife, GRANTOR, convey to Backhand Seven, L.L.C., an Oregon limited liability company, GRANTEE, that certain parcel of real property located in Klamath County, State of Oregon, as more particularly described:

Township 41 South, Range 12 East of The Willamette Meridian:
Section 2; SW1/4 SW 1/4.

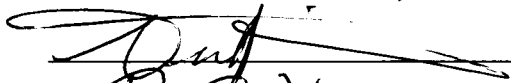

Together with all tenements, hereditaments, and appurtenances thereunto belonging or any wise appertaining, including, without limiting the foregoing, that certain easement for road purposes recorded February 20, 1967, in Vol. M-67, Page 1156 Deed Records Klamath County, Oregon; subject to any and all easements, rights of way, or restrictions of record, and the exceptions, provisions and reservations contained in patents or deeds from the United States of America, or the State of Oregon, or in other deeds of record.

Subject to: Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith and any unpaid charges or assessments of Shasta View Irrigation District.

The true and actual consideration for this conveyance is other value given, including capital to a limited liability company controlled by Grantor.

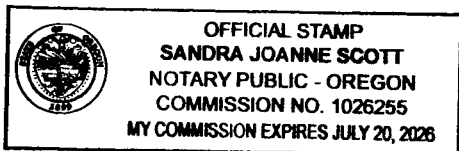
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 to 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

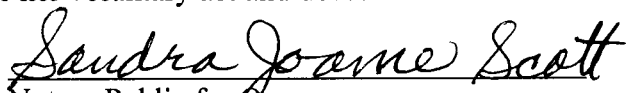
DATED this 17 day of April, 2024.

 _____, Teresa Schleigh, Grantor,
 _____, Dan Schleigh, Grantor.

STATE OF OREGON)
County of Jackson) ss.

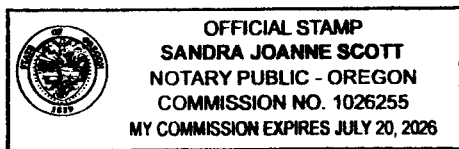
On this 17 day of April, 2024 personally appeared before me Teresa Schleigh and acknowledged the foregoing instrument to be her voluntary act and deed.

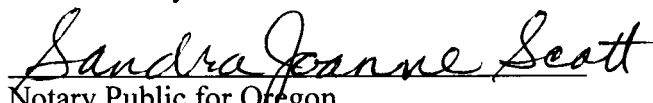



Notary Public for Oregon
My commission expires: 7-20-2026

STATE OF OREGON)
County of Jackson) ss.

On this 17 day of April, 2024 personally appeared before me Dan Schleigh and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My commission expires: 7-20-2026