



THIS SPACE RESERVED FOR

2024-003909  
Klamath County, Oregon  
05/17/2024 11:47:02 AM  
Fee: \$87.00

Klamath Revitalization Fund, LLC, an Oregon Limited Liability Company  
205 Riverside Dr. Ste E  
Klamath Falls, OR 97601  
Grantor's Name and Address

Bear Valley Construction LLC, an Oregon Limited Liability Company  
12550 Hwy 66  
Klamath Falls, OR 97601  
Grantee's Name and Address

After recording return to:  
Bear Valley Construction LLC, an Oregon Limited Liability Company  
12550 Hwy 66  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Bear Valley Construction LLC, an Oregon Limited Liability Company  
12550 Hwy 66  
Klamath Falls, OR 97601

File No. 621067AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Klamath Revitalization Fund, LLC, an Oregon Limited Liability Company**

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

**Bear Valley Construction 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 26, Tract 1472, Ridgewater Subdivision, Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true consideration for this conveyance is to clear title releasing recorded Memorandum of Contract of Sale as recorded instrument number 2022-008726.

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 15 day of May, 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.

Klamath Revitalization Fund, LLC, an Oregon limited liability company

By: Klamath County Economic Development Association, an Oregon nonprofit corporation, Manager

By: Randy G. Cox  
Randy G. Cox  
CEO/Executive Director

State of Oregon  
County of Klamath

On this 15 day of May, in the year 2024, before me, Julie Vanleuven, a Notary Public in and for said state, personally appeared Randy G. Cox known or identified to me to be the CEO/Executive Director in the Limited Liability Company known as Klamath Revitalization Fund, LLC, an Oregon Limited Liability Company, who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

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

Julie Vanleuven  
Notary Public for the State of Oregon  
Residing at: Klamath Falls  
Commission Expires: 10-30-2027

