

2024-006054

Klamath County, Oregon

07/15/2024 12:02:02 PM

Fee: \$87.00



After recording return to:  
David & Vicki Rice  
220 N Taft Hill Rd  
Fort Collins, CO 80521

Until a change is requested all tax  
statements shall be sent to the  
following address:  
David & Vicki Rice  
220 N Taft Hill Rd  
Fort Collins, CO 80521

File No.: 7161-4177498 (SA)

Date: July 01, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

**Vom Holdings, LLC**, Grantor, conveys to **David Rice and Vicki Rice**, as tenants by the entirety, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lots 11 and 12 in Block 3 of CHILOQUIN DRIVE ADDITION TO CHILOQUIN, 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 **To Terminate Memorandum of Contract of Sale Recorded 7/28/2017 Volume 2017, Page 008422 in Klamath County, Oregon.**  
(Here comply with requirements of ORS 93.030)

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

APN: 220308

Bargain and Sale Deed  
- continued

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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 10<sup>th</sup> day of July, 2024.

By Victoria O'Malley  
Victoria O'Malley, former managing member  
For: VOM Holdings, LLC (now defunct)

STATE OF Oregon Colorado )  
County of (Klamath Chaffee) ) ss.

This instrument was acknowledged before me on this 10<sup>th</sup> day of July, 2024 by Victoria O'Malley

Gail Nelson  
Notary Public for Oregon  
My commission expires: July 9, 2026

