

470324090987-KB
RECORDING REQUESTED BY:

3103 Signature Court, Ste 103
Medford, OR 97504
GRANTOR'S NAME:
Jim Maynard

GRANTEE'S NAME:
B-4 Holdings, LLC

AFTER RECORDING RETURN TO:
Matthew Bryant
B-4 Holdings, LLC
3262 Old Stage Rd
Central Point, OR 97502

SEND TAX STATEMENTS TO:
B-4 Holdings, LLC
3262 Old Stage Rd
Central Point, OR 97502

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED / BILL OF SALE

Jim Maynard, Grantor, do hereby grant, bargain, sell, transfer and deliver unto **B-4 Holdings, LLC, an Oregon limited liability company**, Grantee, all improvements located in Klamath Falls, OR 97601 in the County of Klamath, State of Oregon, to-wit:

Lake of the Woods Recreation, Lot 10, Block Q according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Assessor's Property Tax/Parcel/Account No.: 70390


THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (**\$830,000.00**). (See ORS 93.030).

(continued)

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 undersigned have executed this document on the date(s) set forth below.

Dated: Sept. 24, 2024


Jim Maynard

State of OREGON
County of JACKSON

This instrument was acknowledged before me on 9/24/24 by Jim Maynard.


Notary Public - State of Oregon

My Commission Expires: 1/30/28

