

2024-008633

Klamath County, Oregon

Returned at Counter



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10/03/2024 02:46:35 PM

Fee: \$97.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Swan Lake Property, LLC
2942 Anchor Way
Klamath Falls, OR 97601

Grantors:

Jerry M. Molatore and Yvette M. Molatore
2942 Anchor Way
Klamath Falls, OR 97601

Andrew M. Molatore
2186 Kelsey Lane
Klamath Falls, OR 97603

Melanie A. Weakley, Trustee of the
Melanie A. Weakley Living Trust
P.O. Box 87325
Vancouver, WA 98664

Clifton K. Molatore
25272 SW Gage Rd
Wilsonville, OR 97070

Grantee:

Swan Lake Property, LLC
2942 Anchor Way
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Jerry M. Molatore and Yvette M. Molatore, husband and wife and/or as tenants by the entirety; Andrew M. Molatore; Melanie A. Weakley, Trustee of the Melanie A. Weakley Living Trust; and Clifton K. Molatore; Grantees, convey to Swan Lake Property, LLC, an Oregon limited liability company, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:

THE S 1/2 NE 1/4 OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND THE SW 1/4 NW 1/4, NW 1/4 SW 1/4 OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

PARCEL 2:

THE S 1/2 SE 1/4 OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AND THE N 1/2 NE 1/4 OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

PARCEL 3:

THE E 1/2 E 1/2 NE 1/4 SW 1/4, THE N 1/2 SE 1/4, AND LOTS 3 AND 4 OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AND THE N 1/2 NW 1/4, THE SE 1/4 NW 1/4, THE SW 1/4 NE 1/4, THE S 1/2 NE 1/4 SW 1/4 AND LOTS 1, 2, 3 AND 4 OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.


PARCEL 4:

THE SOUTH 1/2 SW 1/4 OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE WITH THE CLERK OF KLAMATH COUNTY, OREGON

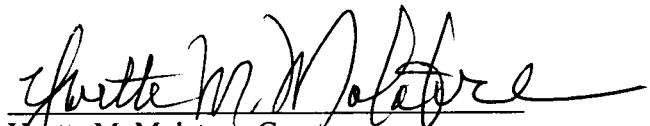
The true and actual consideration for this transfer is \$0.00.

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 1st day of October, 2024.

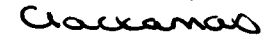


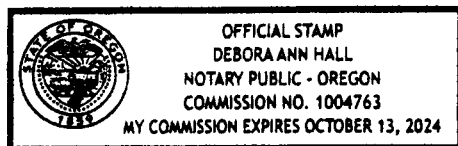
Jerry M. Molatore, Grantor




Yvette M. Molatore, Grantor

STATE OF OREGON)
County of Klamath) ss.

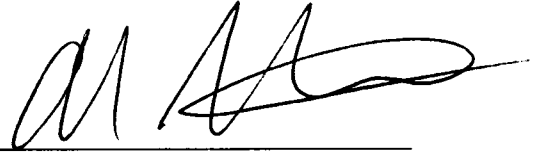

Personally appeared before me this 1st day of October, 2024, the above-named Jerry M. Molatore and Yvette M. Molatore, Grantors, and acknowledged the foregoing instrument to be their voluntary act.





Notary Public for Oregon
My Commission expires: 10/13/2024

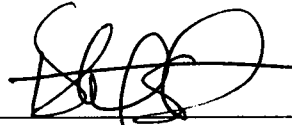
Dated this 2nd day of October, 2024.



Andrew M. Molatore, Grantor

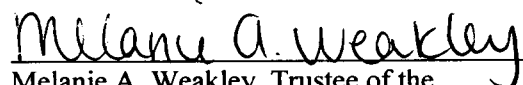
STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 2nd day of October, 2024, the above-named Andrew M. Molatore, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: 3/31/2028

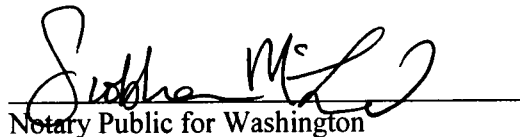
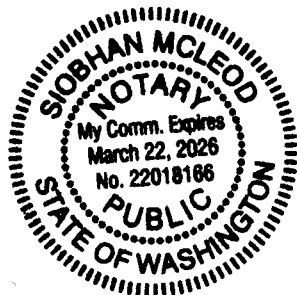
Dated this 27 day of September, 2024.



Melanie A. Weakley, Trustee of the
Melanie A. Weakley Living Trust, Grantor

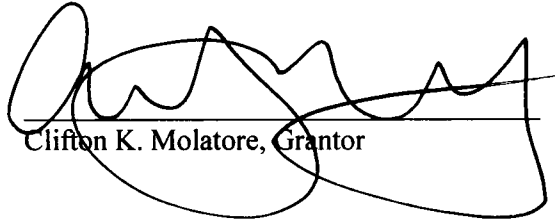
STATE OF WASHINGTON)
County of Clark) ss.

Personally appeared before me this 27 day of September, 2024, the above-named Melanie A. Weakley, Trustee of the Melanie A. Weakley Living Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act.



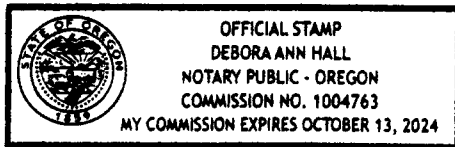
Notary Public for Washington
My Commission expires: March 22 2026

Dated this 18th day of October, 2024.


Clifton K. Molatore, Grantor

STATE OF OREGON)
County of Clackamas) ss.

Personally appeared before me this 18th day of October, 2024, the above-named Clifton K. Molatore, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



Debora Ann Hall
Notary Public for Oregon
My Commission expires: 10/13/2024