

2024-010893

Klamath County, Oregon



00336835202400108930020024

AFTER RECORDING RETURN TO:

John E. Wood, Trustee
P.O. Box 181620
Coronado, CA 92178

12/17/2024 10:48:04 AM

Fee: \$87.00

Until a change is requested all tax
statements shall be sent to the following:

John E. Wood, Trustee
P.O. Box 181620
Coronado, CA 92178

BARGAIN AND SALE DEED

Holz Enterprises, LLC, an Oregon Limited Liability Company, by and through distribution to its sole member,

Grantor(s), hereby conveys to

John E. Wood, an individual,

Grantee, all of the following described real property in the County of Klamath and State of Oregon, generally known as 1245 N Eldorado Avenue, Klamath Falls, Oregon, free of encumbrances except all those items of record, if any, as of the date of this deed:

Lot 12 in Block 33 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

As an in-kind distribution from trust, the true consideration for this conveyance is zero dollars (\$0.00).

Dated this 13th day of DEC, 2024

Holz Enterprises, LLC

By: John E. Wood, its Manager and Trustee of its sole Member, The John E. Wood 401(k) Plan

All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

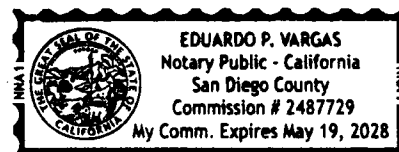
State of California

County of **San Diego**

On **12/13/2024** before me, **Eduardo P Vargas, Notary Public** (here insert name and title of the officer),
personally appeared **John Eklo Wood**

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document **Bargain And Sale Deed**

Document Date **12/13/2024**

Number of Pages **1**

Signer(s) Other Than Named Above **None**

Account Number (if applicable) **None**



FO01-000DSG5350CA-01