

2024-011256

Klamath County, Oregon



00337266202400112560010012

12/31/2024 01:09:35 PM

Fee: \$82.00

AFTER RECORDING RETURN TO:

Renewable Communities, LLC  
P.O. Box 181620  
Coronado, CA 92178

Until a change is requested all tax  
statements shall be sent to the following:  
Renewable Communities, LLC  
P.O. Box 181620  
Coronado, CA 92178

**BARGAIN AND SALE DEED**

**John E. Wood, an individual,**

Grantor(s), hereby conveys to

**Renewable Communities, LLC, a Delaware Limited Liability Company,**

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 31<sup>st</sup> day of Dec., 2024

John E. Wood, Grantor

State of: Oregon  
County of: klamath

The foregoing instrument was acknowledged  
before me 31 day of December, 2024

Dyala Barbudo  
Your Name Here, Notary Public  
My Commission Expires 5/21/2027

