

Returned at Counter


2025-000391

Klamath County, Oregon

After recording return to:
Clayton J. Fox
13600 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Clayton J. Fox
13600 Homedale Road
Klamath Falls, OR 97603

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00337797202500003910010017

01/17/2025 03:47:45 PM Fee: \$82.00

BARGAIN AND SALE DEED

Great Western Farm & Ranches, LLC, an Oregon limited liability company, Grantor, hereby conveys to:

Clayton J. Fox, Grantee, the following described real property in the County of Klamath and State of Oregon, free from encumbrances except as specifically set forth herein:


Parcel 2 of "Land Partition 28-24", said parcel being a replat of Parcel 2 of "Land Partition 2-21", said Parcel 2 of "Land Partition 28-24" being situated in the SE1/4 NE1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030).

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 17 day of January, 2025.

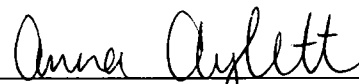


Scott Balin
(member)

State of Oregon
 ss}
County of Klamath

Be it remembered that on this 17th day of January, 2025, personally appeared before me Scott Balin (member), who is known to me to be the identical person described in and who executed the above instrument, and who acknowledged to me that he executed the same freely and voluntarily as such representative on behalf of Great Western Farm & Ranches, LLC, by authority of its members.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official notarial seal on the day and year last written above.



Anna Corrine Aylett
Notary Public for the State of Oregon

My commission expires: 10/31/26

