

**RECORDING REQUESTED BY:**

  
**Western** Title & Escrow

497 Oakway Road, Suite 340  
Eugene, OR 97401

**GRANTOR'S NAME:**

Klemm Living Trust

**GRANTEE'S NAME:**

Klemm Properties, LLC, an Oregon limited liability  
company

**AFTER RECORDING RETURN TO:**

Klemm Properties, LLC, an Oregon limited liability  
company, an Oregon limited liability company  
PO Box 576  
Harrisburg, OR 97446

**SEND TAX STATEMENTS TO:**

Klemm Properties, LLC  
PO Box 576  
Harrisburg, OR 97446

1240 Thill Drive, La Pine, OR 97739

**2025-001223**

Klamath County, Oregon

02/21/2025 01:31:01 PM

Fee: \$92.00

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**Randall S. Klemm and Deborah A. Klemm, Trustees, or their successors in trust, under the Klemm Living Trust, dated January 14, 2021, Grantor, conveys to Klemm Properties, LLC, an Oregon limited liability company, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The true consideration for this conveyance \$0.00 - to correct vesting only. (See ORS 93.030).

**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**

# BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

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: February 21, 2025

The Klemm Living Trust, dated January 14, 2021

BY: Randall S. Klemm  
Randall S. Klemm  
Trustee

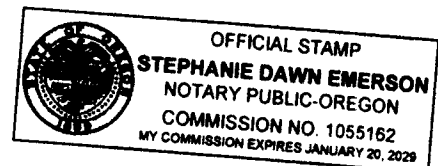
BY: Deborah A. Klemm  
Deborah A. Klemm  
Trustee

State of OREGON  
County of LANE

This instrument was acknowledged before me on 2.21.25 by Deborah A. Klemm, as Trustee for The Klemm Living Trust, dated January 14, 2021 and Randall S. Klemm, as Trustee for The Klemm Living Trust, dated January 14, 2021.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 1.20.2029



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The SE1/4 of the NE1/4 of the NW1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM a 30 foot strip of land on the East line of said property for road purposes.