

2025-004604

Klamath County, Oregon

06/16/2025 11:37:01 AM

Fee: \$92.00

**Recording requested and
after recording return to:**

Jennilyn K. Aston
Lynch Murphy McLane LLP
747 SW Mill View Way
Bend, Oregon 97702

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

Bell Holdings, LLC
528 Main Street
Klamath Falls, OR 97601

WARRANTY DEED

John M. Bell and Kendall K. Bell ("Grantors") convey and warrant to **Bell Holdings, LLC**, an Oregon limited liability company ("Grantee"), whose address is 528 Main Street, Klamath Falls, Oregon 97601, Grantors' entire interest in the real property legally described on the attached Exhibit A, free of exceptions to title, except any covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof.

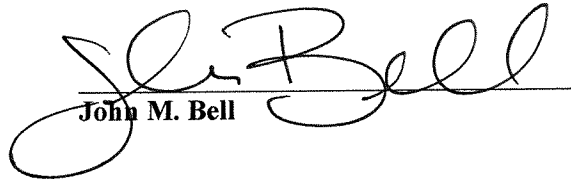
The true consideration for this conveyance is a contribution to an LLC in exchange for membership interest.

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.

[signature and notary page follows]

DATED June 11, 2025

GRANTORS:

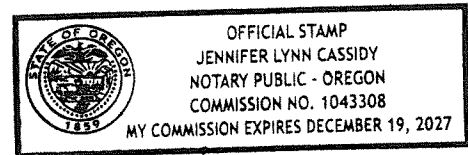

John M. Bell


Kendall K. Bell

STATE OF OREGON

COUNTY OF KLAMATH

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) SS.
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This instrument was acknowledged before me on June 13, 2025, by John M. Bell and Kendall K. Bell.

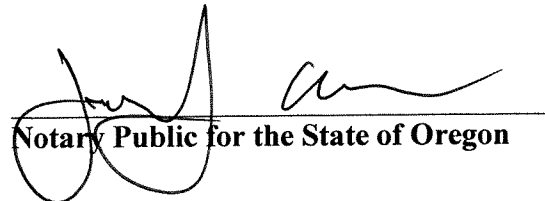

Notary Public for the State of Oregon

EXHIBIT A

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

Lots 26 and 27 Block 17 Second Railroad Addition to the City of Kalamth Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

LOTS 21, 22, 23, 24 AND 25 IN BLOCK 17, SECOND RAILROAD 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.

PARCEL 3:

ALL OF THE 4TH DESCRIBED PARCEL OF LAND SITUATE IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON IN DEED DATED AUGUST 07, 1919, FROM THE KLAMATH DEVELOPMENT COMPANY TO CENTRAL PACIFIC RAILWAY COMPANY, PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY, RECORDED SEPTEMBER 29, 1919 IN VOLUME 50, PAGE 466, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

ALL OF ALLEY LOT 28 IN BLOCK 17, IN 2ND RAILROAD ADDITION TO SAID CITY OF KLAMATH FALLS.