



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006273  
Klamath County, Oregon  
07/21/2025 02:32:01 PM  
Fee: \$97.00

Jason Alan Brush  
5003 Cross Rd.  
Klamath Falls, OR 97603

Grantor’s Name and Address

7X Ventures, LLC  
3931 Bristol Ave  
Klamath Falls, OR 97603

Grantee’s Name and Address

After recording return to:  
7X Ventures, LLC  
3931 Bristol Ave  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
7X Ventures, LLC  
3931 Bristol Ave  
Klamath Falls, OR 97603

File No. 675448AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That  
**Jason Alan Brush**,  
hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
**7X Ventures, LLC**, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**See Attached Exhibit 'A'**

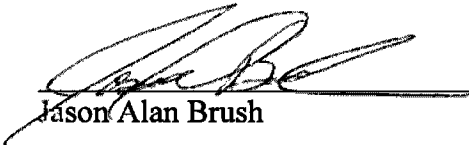
The true consideration for this conveyance is 0.00 .

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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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.


In Witness Whereof, the grantor has executed this instrument this 17 day of July, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Jason Alan Brush

State of Oregon } ss  
County of Klamath }

On this 17 day of July , 2025, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Jason Alan Brush, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 9/27/2025



**EXHIBIT ‘A’**

File No. 675448AM

The E1/2 SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, together with any and all easements appurtenant thereto, including that certain easement over the lands adjudged to belong to Stella E. Williams, by decree of the Circuit Court of the State of Oregon, for the County of Klamath, dated March 11, 1938, in that certain suit entitled Stella E. Williams vs. Frances George Williams, being Equity No. 5187; said easement being mentioned in said decree which was recorded in Journal No. 26, at page 405, thereof.

**EXCEPTING THEREFROM:**

Commencing at the Southwest corner of the SE1/4 of the SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West boundary of said SE1/4 of the SW1/4, 30.00 feet to the North boundary of Cross Road; thence Easterly, along said road boundary 30.00 feet to the true point of beginning; thence Easterly, along said road boundary 290.40 feet; thence North parallel with the West boundary of the SE1/4 of the SW1/4 of Section 2, 300.00 feet; thence Westerly, parallel with Cross Road, 290.40 feet; thence South, parallel with the West boundary of the SE1/4 of the SW1/4 of Section 2, 300.00 feet to the true point of beginning.

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