

2025-008936

Klamath County, Oregon

Returned at Counter



00348070202500089360030030

10/07/2025 09:35:22 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

David Eugene McFerrin and
Beverly Jean McFerrin
4070 N 2100 E.
Filer, ID 83328

GRANTEE'S NAME AND ADDRESS:

Simply Stewards LLC
4070 N 2100 E.
Filer, ID 83328

SEND TAX STATEMENTS TO:

Simply Stewards LLC
4070 N 2100 E
Filer, ID 83328

BARGAIN AND SALE DEED

David Eugene McFerrin and Beverly Jean McFerrin hereinafter referred to as grantor, conveys to **Simply Stewards LLC, an Oregon Limited Liability Company**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

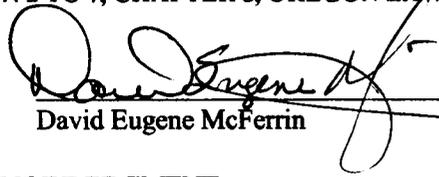
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$250,000.

However, the actual consideration consists of or includes other property or value given or promised which is (part of) (the whole consideration).

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of October 2025.

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, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



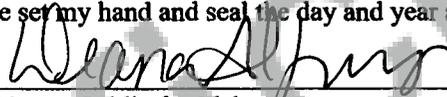
David Eugene McFerrin

ACKNOWLEDGMENT

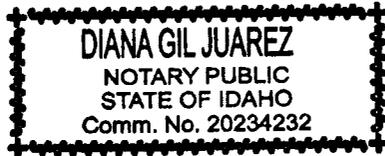
STATE OF IDAHO)
County of Twin Falls : ss.

On the 1st day of October, 2025, before me, the undersigned Notary Public, personally appeared David Eugene McFerrin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Notary Public for Idaho
Residing at 1439 N. College Rd. E. Twin Falls
Commission Expires: 10/12/2029





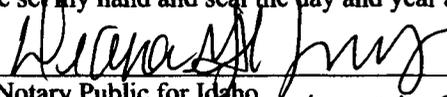
Beverly Jean McFerrin

ACKNOWLEDGMENT

STATE OF IDAHO)
County of Twin Falls : ss.

On the 1st day of October, 2025, before me, the undersigned Notary Public, personally appeared Beverly Jean McFerrin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Notary Public for Idaho
Residing at 1439 N. College Rd. E. Twin Falls
Commission Expires: 10/12/2029

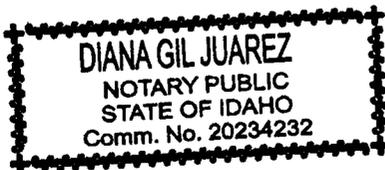


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the SE1/4 SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the township line between Section 33, Township 38 South, Range 9 and Section 4, Township 39 South, Range 9 East, of the Willamette Meridian in City of Klamath Falls, which is South 89°26' West 25 feet from the intersection of said township line with the West line of Owens Street (platted Front Street on the Plat of Mills Second Addition) in Klamath Falls; thence South 89°26' West 288.83 feet along said township line to the Southwest corner of a parcel of land deeded to W.D. Miller by deed recorded in Klamath County Deed Records Volume 154, page 164; thence North 0°45' West 180 feet; thence North 89°26' East 165. feet to the East line of Lot "A" Block 2, Industrial Addition of said Klamath Falls, extended Southerly; thence North 0°45' West 80.85 feet along the Southerly extension of the East line of said Lot "A" to the Southwesterly right of way line of Oregon, California and Eastern Railroad Company's spur track; thence Southeasterly along said right of way line, which is the arc of a circle whose radius is 430.69 feet, a distance of 239.6 feet, more or less, to the West line of said Owens Street; thence South 0°49 1/2' East 22.1 feet along the West line of said street, to the Northeast corner of a parcel of land deeded to the City of Klamath Falls, Oregon, said deed being recorded in Klamath County Deed Records, Volume 103, page 601; thence South 89°26' West 25 feet; thence South 0°49 1/2' East 55 feet to the point of beginning.

Tax Account No.: 631365

Map No.: 3809-033CD-01300