

2025-010683

Klamath County, Oregon

12/01/2025 02:41:02 PM

Fee: \$107.00

AFTER RECORDING RETURN TO:

Theodore D. Krause
Lynch Murphy McLane LLP
747 S.W. Mill View Way
Bend, OR 97702

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO:

Holly A. King, Trustee
13843 Red Tide Lane
Caldwell, ID 83607

**STATUTORY BARGAIN AND SALE DEED
(Oregon)**

Long Lake Ranch, LLC, a Nevada limited liability company (collectively "Grantor"), conveys an undivided one-third interest to Holly A. King and Laurie Piepenbrink, Trustees, or their successors in interest, of the David King 2008 Irrevocable Trust, dated April 24, 2008, an undivided one-third interest to Holly A. King, Trustee, or her successors in interest, of the Holly A. King 2008 Irrevocable Trust, dated April 12, 2008, and an undivided one-third interest to Laurie J. Piepenbrink, Trustee, or her successors in interest, of the Laurie Piepenbrink 2008 Irrevocable Trust, dated April 24, 2008 ("Grantee"), the following described real property set forth below:

Parcel 2 of Land Partition 25-13 being a replat of Parcel 3 of Minor L.P. 55-83 situated in the W1/2 of Sections 26, E1/2 of Section 27 and Sections 34, 35 and the SW1/4 of Section 36 all in Township 38 South, Range 8 East, of the Willamette Meridian, and the NE1/4 of Section 2 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County Oregon. Being recorded on February 4, 2014 in 2014-001005, Records of Klamath County, Oregon.

Account: 582621; 420459; 420155; and 420388

Map & Tax Lot: 38080000002200; 38080340000100; 38080260000200; and 38080350000200

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

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 pages to follow]

Dated this 19 day of November, 2025.

GRANTOR:
Long Lake Ranch, LLC

Holly A. King, Trustee
By: Holly A. King, Trustee
Its: Member

STATE OF Idaho)
COUNTY OF Ada) ss.

This record was acknowledged before me this 19 day of November, 2025, by Holly A. King, Trustee
of the David King 2008 Irrevocable Trust, dated April 24, 2008.

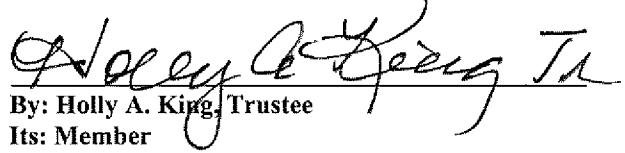
BILLIE SUE SUDER
Notary Public - State of Idaho
Commission Number 20224323
My Commission Expires 09-02-2028

Bullock
NOTARY PUBLIC

Unofficial
Copy

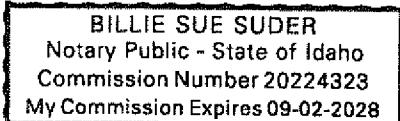
Dated this 19 day of November, 2025.

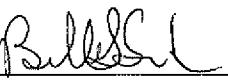
GRANTOR:
Long Lake Ranch, LLC


By: Holly A. King, Trustee
Its: Member

STATE OF Idaho)
COUNTY OF ADA) ss.

This record was acknowledged before me this 19th day of November, 2025, by Holly A. King, Trustee
of the Holly A. King 2008 Irrevocable Trust, dated April 12, 2008.


BILLIE SUE SUDER
Notary Public - State of Idaho
Commission Number 20224323
My Commission Expires 09-02-2028


NOTARY PUBLIC

**Unofficial
Copy**

Dated this 20 day of November, 2025.

GRANTOR:
Long Lake Ranch, LLC

Laurie Piepenbrink TTEE
By: Laurie Piepenbrink, Trustee
Its: Member

STATE OF Oregon)
COUNTY OF Klamath) ss.

This record was acknowledged before me this 20 day of November, 2025, by Laurie Piepenbrink,
Trustee of the David King 2008 Irrevocable Trust, dated April 24, 2008.

Patricia L. Horton
NOTARY PUBLIC



Unofficial
Copy

Dated this 20 day of November, 2025.

GRANTOR:
Long Lake Ranch, LLC

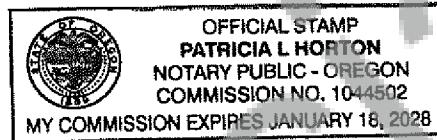
Laurie J. Piepenbrink TTEE

By: Laurie J. Piepenbrink, Trustee
Its: Member

STATE OF Oregon)
COUNTY OF Klamath) ss.

This record was acknowledged before me this 20 day of November, 2025, by Laurie J. Piepenbrink,
Trustee of the Laurie Piepenbrink 2008 Irrevocable Trust, dated April 24, 2008.

Patricia L. Horton
NOTARY PUBLIC



Unofficial
Copy