

Accom

After recording return to:  
Galpin Holdings LLC  
744 Cardley Avenue, Ste 100  
Medford, OR 97504

2010-004592

Klamath County, Oregon



00082772201000045920020021

04/15/2010 03:10:45 PM

Fee: \$42.00

Until a change is requested all tax  
Statements shall be sent to:  
(above)

1st Courtesy

### STATUTORY BARGAIN AND SALE DEED

**Kodiak LLC**, Grantor, does hereby bargain, sale and convey to **Galpin Holdings LLC**, Grantee, the following described real property together with any appurtenances thereto:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows: **See Attached Exhibit "A"**

The true consideration for this conveyance is \$0.00 (Complies with requirements of 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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

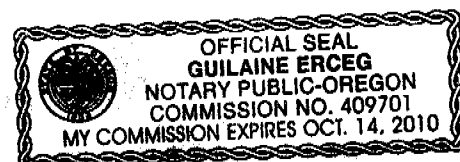
Dated this day, April 13, 2010.

By: \_\_\_\_\_

STATE OF OREGON  
COUNTY OF JACKSON

This instrument was acknowledged before me on this day, April 13, 2010 by **C. A. Galpin**, as manager of **Kodiak LLC, an Oregon limited liability company**.

Guilaine Erceg  
Notary Public for Oregon  
My commission expires: Oct. 14, 2010



## Exhibit A

ALSO excepting all that portion described as follows:

Beginning at a point 40 feet South of and 250 East of the intersection of the East line of Martin Street and the North line of Shasta Way in the City of Klamath Falls, Oregon; thence East along a line parallel to Shasta Way and 40 feet South of the North line thereof, a distance of 90 feet; thence Southwesterly to a point 20 feet East of the Southeast corner of that tract of land deeded to Clarence A. Poole et ux in deed recorded in Book 126, page 294 of Deed Records of Klamath County, Oregon; thence West 20 feet; thence North 100 feet to the point of beginning, being a part of Tract 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO EXCEPTING all the following:

Beginning at an iron pipe on the West line of the Cornett property which lies South  $0^{\circ} 03' 45''$  West a distance of 117.83 feet from the iron pin which marks the intersection of the West line of that certain parcel of land conveyed to Marshall E. Cornett et ux by deed recorded on page 399 of Volume 111 of the Deed Records of Klamath County, Oregon, and the Southerly right of way line of the present South Sixth Street in the City of Klamath Falls, Oregon, and running thence: continuing South  $0^{\circ} 03' 45''$  West along the West line of the Cornett Tract a distance of 60.0 feet to a  $3/4''$  iron pipe; thence North  $89^{\circ} 56' 15''$  West a distance of 270.5 feet to a  $1''$  iron pipe which lies on the East line of an unnamed street; thence North  $0^{\circ} 22' 30''$  West along the East line of the unnamed street a distance of 60.0 feet to a  $5/8''$  iron pipe which marks the Southwest corner of that certain tract deeded to Safeway Stores and recorded on page 156 of Volume 140 of the Deed Records of Klamath County, Oregon; thence South  $89^{\circ} 56' 15''$  East along the Southerly line of the above mentioned Safeway Stores tract a distance of 270.9 feet, more or less, to the point of beginning, said tract being a portion of Tracts 70 and 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO EXCEPTING, any portion of the above described property contained in deeds to the State of Oregon, for highway purposes, recorded on pages 49 and 260 of Volume 146, Deed Records of Klamath County, Oregon.

SAVE AND EXCEPT rights of way over and across said premises, either of record or apparent upon the property.

AND EXCEPTING THEREFROM any portion thereof lying within the right of way of the Oregon California and Eastern Railroad.

### PARCEL 2

All that portion of Lot 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, bounded and described as follows:

Beginning at a point which is 260 feet South of and 150 feet East of the intersection of the East line of Martin Street in Supplemental Plat of Westerly portion of Block 242, Mills Second Addition with the North line of Shasta Way; thence East 104 feet, more or less, to a point 40 feet West of the Southwest corner of the tract heretofore deeded to Safeway Stores, Inc.; thence North 100 feet; thence West 104 feet, more or less, thence South 100 feet to the point of beginning.

Tax Account No:	3909-00400-00100-000	Key No:	530349
Tax Account No:	3909-004AB-00600-000	Key No:	531142
Tax Account No:	3909-004AB-00800-000	Key No:	797819