

2011-003846

Klamath County, Oregon



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03/22/2011 10:20:22 AM

Fee: \$42.00

Tri Crown Holdings, Inc.

4318 La Habra Way

Klamath Falls, OR 97603

Grantor's Name and Address

Triple Crown Holdings LP

4318 La Habra Way

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

James T. Dunn

Martin Bischoff LLP

888 S.W. Fifth Avenue, Suite 900

Portland, OR 97204

Until requested send all tax statements to (Name, Address, Zip):

Triple Crown Holdings LP

4318 La Habra Way

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

TRI CROWN HOLDINGS, INC., a California corporation, Grantor, conveys a one-tenth of one percent (0.1%) interest to **TRIPLE CROWN HOLDINGS LP**, a California Limited Partnership, Grantee, to the following real property situated in Klamath County, State of Oregon, to wit:

Lot 8 in Block 21 of TRACT 1127, NINTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Key #565971

3909-012CD-01000-000

SUBJECT TO: all those items of record and those apparent upon the land, if any,
as of the date of this deed and those shown below, if any:

SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Minimum square footage of residential building to be either 1850 square feet
with a three car garage or 1900 square feet with at least a two car garage.

2. Exterior materials and finishes to be similar to other homes in the area with
final approval to be given by principals of J.K. DEVELOPMENT CO.

The true consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is ___ part of the x the whole (indicate which) consideration. (Here comply with the 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated This 19 day of July, 2010.

TRI CROWN HOLDINGS, INC.,
a California corporation

Frank L. King President
By: Frank L. King, President

State of Oregon)
) ss.
County of Klamath)

This instrument was acknowledged before me on July 19, 2010 by Frank L. King, as President of Tri Crown Holdings, Inc.

Wendy Young
Notary Public of Oregon
My Commission Expires: 8.31.2011

