

2011-003847

Klamath County, Oregon



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03/22/2011 10:20:43 AM

Fee: \$42.00

Frank L. King, Trustee of the Mary D. King Trust 4318 La Habra Way Klamath Falls, OR 97603 Grantor's Name and Address
Tri Crown Holdings, Inc. & 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): c/o Frank L. King 4318 La Habra Way Klamath Falls, OR 97603

BARGAIN AND SALE DEED

FRANK L. KING, TRUSTEE OF THE MARY D. KING TRUST, who acquired title as *Frank L. King, Jr. , Trustee and as Executor under the Will of Mary D. King, deceased*, Grantor, conveys all of its interest to the following property as follows:

- (A) To: **TRI CROWN HOLDINGS, INC.**, a California corporation, Grantee, a one-tenth of one percent (0.1%) interest; and
- (B) To: **TRIPLE CROWN HOLDINGS, LP**, a California limited partnership, Grantee, a ninety-nine and nine-tenths percent (99.9%) interest,

in the following real property situated in Klamath County, State of Oregon, to wit:

Parcel 2 of Land Partition 20-99 in the SE 1/4 SW 1/4 and SW 1/4
 SE 1/4 of Section 6, Township 39 south, Range 10 East of the
 Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3910-006C0-00201 (WOP)

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.

Frank L. King, Trustee
Frank L. King, Trustee of the Mary D. King Trust,
who acquired title as: *Frank L. King, Jr., Trustee*
and as *Executor under the Will of Mary D. King, deceased*

State of Oregon)
) ss.
County of Klamath)

This instrument was acknowledged before me on July 19, 2010 by Frank L. King,
Trustee of the Mary D. King Trust.

Wendy Young
Notary Public of Oregon
My Commission Expires: 8.31.2011

