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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MARODA, LLC, A NEVADA LIMITED
LIABILITY COMPANY

Grantor's Name and Address*

ROBIN SCHWARTZ
DAN CLARK
MARVIN STROM

Grantee's Name and Address*

After recording, return to (Name and Address):

MARVIN STROM
3626 MONTAVILLA DR
KLAMATH FALLS, OR 97603

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

MARVIN STROM
3626 MONTAVILLA DR
KLAMATH FALLS, OR 97603

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

2012-004645

Klamath County, Oregon



00117573201200046450020020

05/03/2012 10:11:20 AM

Fee: \$42.00

FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MARODA, LLC, A NEVADA LIMITED LIABILITY
COMPANY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBIN
SCHWARTZ, DAN CLARK AND MARVIN STROM ~~SEPARATELY~~ EQUALLY A 1/3 INTEREST,
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

THE EAST 125 FEET OF THE FOLLOWING TRACT: TRACT 8 OF GIENCER'S HOME
TRACTS, COUNTY OF KLAMATH, STATE OF OREGON, EXCEPT THE EAST 326.7 FEET
FORMERLY CONVEYED TO GOWER W. CASEMAN, BY DEED RECORDED IN VOLUME
130, PAGE 345, DEED RECORDS OF KLAMATH COUNTY, OREGON. ALSO,
INCLUDING HALF OF VACATED ALLEY SOUTH OF AND ADJOINING THE
SAID EAST 125 FEET.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ^② (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on April 26, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

MARVIN STROM, GENERAL PARTNER
DAN CLARK, GENERAL PARTNER
ROBIN SCHWARTZ, GENERAL PARTNER

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, by _____

This instrument was acknowledged before me on _____, by _____

as _____

of _____

SEE ATTACHED

Notary Public for Oregon

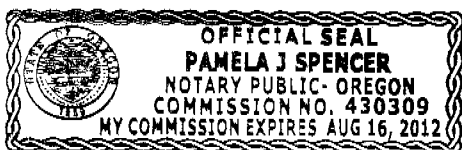
My commission expires _____

ATTACHMENT TO BARGAIN & SALE DEED DATED APRIL 26, 2012

State of Oregon
County of KLAMATH

On this 26TH day of APRIL, 2012, personally appeared before me the above named
MARVIN STROM, and acknowledged the foregoing
instrument to be his voluntary act and deed.

WITNESS My hand and official seal.

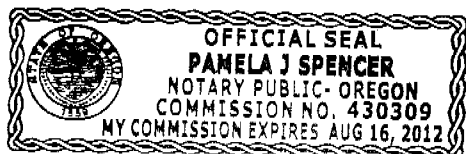


Pamela J. Spencer
Notary Public for Oregon
My Commission expires: 8/16/2012

State of Oregon
County of KLAMATH

On this 26TH day of APRIL, 2012, personally appeared before me the above named
DANIEL CLARK, and acknowledged the foregoing
instrument to be his voluntary act and deed.

WITNESS My hand and official seal.

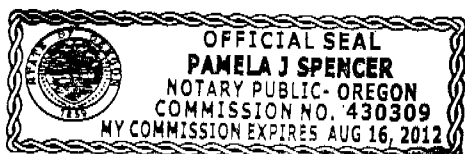


Pamela J. Spencer
Notary Public for Oregon
My Commission expires: 8/16/2012

State of Oregon
County of KLAMATH

On this 26TH day of APRIL, 2012, personally appeared before me the above named
ROBIN SCHWARTZ, and acknowledged the foregoing
instrument to be his voluntary act and deed.

WITNESS My hand and official seal.



Pamela J. Spencer
Notary Public for Oregon
My Commission expires: 8/16/2012