

RETURN TO: Michael P. Rudd Brandsness & Rudd P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: SOS Family, LLC P.O. Box 528 Merrill, OR 97633
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2012-013635
Klamath County, Oregon



12/07/2012 01:37:49 PM

Fee: \$42.00

GRANTOR:
S.O.S. Properties
P.O. Box 1684
Alturas, CA 96101

GRANTEE:
SOS Family, LLC
P.O. Box 528
Merrill, OR 97633

-BARGAIN AND SALE DEED-

S.O.S. Properties, a general partnership, Grantor, conveys to SOS Family, LLC, an Oregon limited liability company, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:

Lots 1 and 2 in Block 4 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPT that portion described as follows:

Beginning at a point of the Southeasterly boundary of Lot 2 in Block 4 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, which point is 143.0 feet Northeasterly from the most Southerly corner of said Lot 2; thence Northwesterly along a line parallel to Pine Street, 32.0 feet, more or less, to the Southeasterly boundary of the U.S.R.S. main canal; thence Northeasterly along the Southeasterly boundary of said canal, 112.5 feet, more or less, to the Northeasterly corner of said Lot 2; thence Southeasterly along the Southeasterly line of said Lot 2, 107 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at a point of the Southeasterly boundary of Lot 2 in Block 4 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, which point is 143.0 feet Northeasterly from the most Southerly corner of said Lot 2; thence Northwesterly along a line parallel to Pine Street, 32.0 feet, more or less, to the Southeasterly boundary of the U.S.R.S. main canal; thence Northeasterly along the Southeasterly boundary of said canal, 112.5 feet, more or less, to the Northeasterly corner of said Lot 2; thence Southeasterly along the Southeasterly line of said Lot 2, 107 feet, more or less, to the point of beginning.

PARCEL 3:

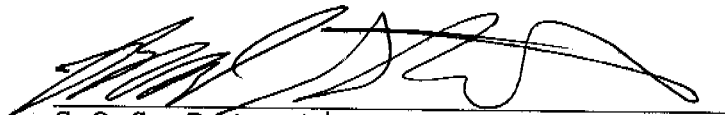
Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Block 4 SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the vacated alley by Ordinance No. 6180.

The true and actual consideration for this transfer is zero Dollars (\$0.00).

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 2nd day of December 2012.



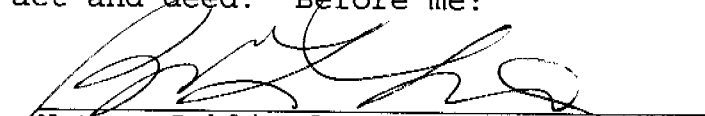
S.O.S. Properties

By: Brad Staub

Its: Authorized Representative

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 7th day of December 2012, the above-named Brad Staub, who stated he is the authorized representative of S.O.S. Properties and that said instrument was signed on behalf of said partnership and he acknowledged said instrument was its voluntary act and deed. Before me:



Notary Public for Oregon
My Commission expires: 2-6-13

