

2013-002224

Klamath County, Oregon



00132067201300022240030034

02/28/2013 03:42:20 PM

Fee: \$47.00

RETURN TO:  
Michael P. Rudd  
Brandsness & Rudd P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
SOS Properties, LLC  
P.O. Box 528  
Merrill, OR 97633

**GRANTOR:**

Brad and David Staub  
Kathy and Joe Oates  
P.O. Box 1684  
Alturas, CA 96101

**GRANTEE:**

SOS Properties, LLC  
P.O. Box 528  
Merrill, OR 97633

**-BARGAIN AND SALE DEED-**

Brad Staub, David Staub, Kathy Oates and Joe Oates, Grantor, conveys to SOS Properties, 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 5, 6 and 7, Block 29 of the CITY OF MERRILL, in the County of Klamath, State of Oregon.

**PARCEL 2:**

That certain triangular parcel of land situate and lying in Lot 15 and Lot 16, Section 15, Township 41 South, Range 11 East of the Willamette Meridian, being a part of Farm Unit Q, in the County of Klamath, State of Oregon, as follows:

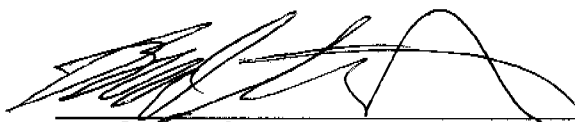
Beginning at the Southwest corner of said Section 15, a point in the boundary line between Klamath County, Oregon and Siskiyou County, California; thence North 0 degrees 04' West along West line of said Section 15, a distance of 500.0 feet, more or less, to a point in a line drawn parallel with and 50.0 feet Southwesterly at right angles from said located "B" center line; thence South 39 degrees 34' East along said parallel line a distance of 653.0 feet, more or less, to a point in the South line of said Section 15; thence North 88 degrees 57' West along said South line a distance of 420.0 feet, more or less to the point of beginning.


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**

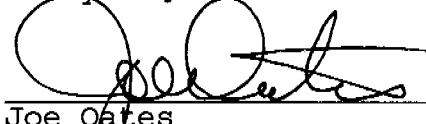
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 28<sup>th</sup> day of December 2012.

  
Brad Staub

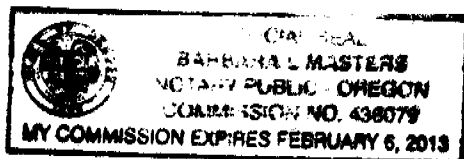
  
David Staub

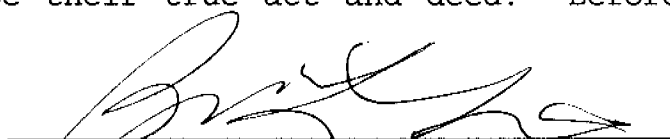
  
Kathy Oates

  
Joe Oates

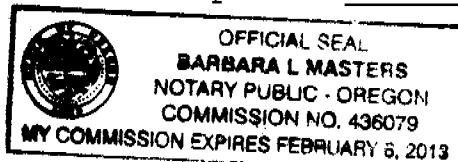
STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

Personally appeared before me this 28<sup>th</sup> day of December 2012, the above-named Brad Staub and David Staub, and acknowledged the foregoing instrument to be their true act and deed. Before me:



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

STATE OF \_\_\_\_\_ )  
  ) ss.  
County of \_\_\_\_\_ )



Personally appeared before me this \_\_\_\_\_ day of December 2012, the above-named Kathy Oates and Joe Oates, and acknowledged the foregoing instrument to be their true act and deed. Before me:

See attached  
Notary Public for \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

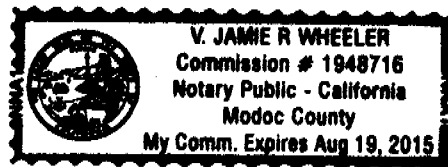
State of California )  
County of Modoc )

On January 15, 2013 before me, V. JAMIE R. WHEELER, Notary Public, personally appeared Joe Dates & Kathy Dates who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature V. Jamie R. Wheeler  
Notary Public



OPTIONAL

**Description of Attached Document**

Title or Type of Document: Bargain & Sale Deed

Document Date: \_\_\_\_\_ Number of Pages \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_ Title: \_\_\_\_\_