



2014-002590

Klamath County, Oregon

03/25/2014 11:56:05 AM

Fee: \$42.00

After recording, return this deed to:

Tom Um
77 8th Street #205
Oakland, CA 94607

Until a change is requested, all tax statements
shall be sent to the following address:

Tom Um
77 8th Street #205
Oakland, CA 94607

BARGAIN AND SALE DEED

CURT BANEY, INC., an Oregon corporation, Grantor, conveys to TOM'S MULTI SERVICE, INC., a California corporation, Grantee, the following real property described as:

A tract of land in the NW1/4NE1/4 of Section 32, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point North 56°4' West 60 feet from the most Westerly corner of Block 9 of Original Town of Klamath Falls; thence North 56°15' West 400 feet to a point on the Southeasterly boundary of an alley dedicated in the plat of First Addition to the City of Klamath Falls; thence North 38°45' East along said alley 189 feet, more or less, to a point 71 feet Southwesterly of the most Northerly corner of Block 51, First Addition to the City of Klamath Falls as measured along the Southeasterly boundary of said alley; thence South 56°15' East along a line 71 feet Southwesterly when measured at right angles to the Northeasterly boundary of said Block 51 of First Addition to the City of Klamath Falls, 400 feet to a point on the Northwesterly boundary of High Street; thence South 38°56' West along High Street 189 feet, more or less, to the point of beginning.

The true consideration for this conveyance is: \$1,700,000.

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.

DATED this 20th day of March, 2014.

Grantor:

Curt Baney, Inc.

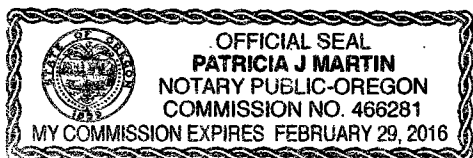
By:



Curtis A. Baney, President

State of Oregon, County of Deschutes

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This instrument was acknowledged before me on March 23, 2014 by Curtis A. Baney, President of Curt Baney, Inc.




Notary Public for Oregon
My Commission Expires: 2-29-16

42.00