

BLS

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



Richard L. Garbutt,  
Lee Matchett, Michael McKay  
Scott McKay

Grantor's Name and Address

Klamath MAN CAVE LLC  
525 main st  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Klamath MAN CAVE LLC  
525 main st  
Klamath Falls, OR 97601

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

Klamath MAN CAVE LLC  
525 main st  
Klamath Falls OR 97601

2015-001998

Klamath County, Oregon



00165995201500019980010015

03/06/2015 11:59:56 AM

Fee: \$42.00

RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Richard L. Garbutt, Lee Matchett,  
Michael McKay + Scott McKay

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Klamath MAN CAVE LLC an Oregon Limited Liability Corp  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

The southwesterly 125 Feet (measured at Right angles), lying within and limited to the South east quarter of the Southeast quarter (SE 1/4 SE 1/4) of Section 15, Township 39 South, Range 9 East of the Willamette meridian, Klamath County, Oregon, of that certain parcel of Land conveyed by Deed dated April 20, 1931 between Velma Schaupp, et al, and the Great Northern Railway Company and recorded May 17, 1931 in Book 95, of Deeds, page 217, under Auditor's File No. 98793, records of said county.

(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. 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. (The sentence between the symbols ®, 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 \_\_\_\_\_; any signature on behalf of a business or other entity is made with the authority of that entity. Scott McKay

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 39.930, 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.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on March 4, 2015  
by Richard Garbutt, Lee Matchett, Michael McKay, Scott McKay

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Kathleen L. Eck  
Notary Public for Oregon  
My commission expires December 12, 2015