

2016-006939

Klamath County, Oregon



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06/30/2016 02:08:27 PM

Fee: \$47.00

Returned at Counter

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Shirley J. Eccles
Trustee of the Eccles Family Living Trust, U.A.D. 1/12/98
1950 Euclid Avenue
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

East Main Brake and Auto Repair, LLC
1221 East Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

East Main Brake and Auto Repair, LLC
1221 East Main Street
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

SHIRLEY J. ECCLES, TRUSTEE OF THE ECCLES FAMILY LIVING TRUST, U.A.D. January 12, 1998, hereinafter referred to as grantor, conveys to **EAST MAIN BRAKE AND AUTO REPAIR, LLC**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

That certain real property commonly known as 1201 E. Main Street, Klamath Falls, OR 97601, and more particularly described as follow, to-wit:

All of Lots 6,7 and 8 of Block 211 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM the Northerly 74 feet of Lot 6 and the Northerly 74 feet of the Easterly 11 feet of Lot 7 of Block 211 of Mills Second Addition to the City of Klamath Falls, Oregon.

Map Tax Lot No.: R3809-033DB-16200-000

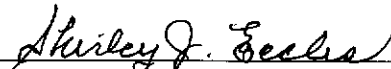
Map Tax Lot No.: R3809-033DB-16300-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property of value given or promised which is the whole consideration, i.e., for estate planning purposes.

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

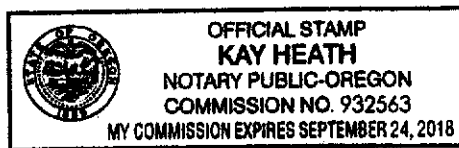
IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of June, 2016; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

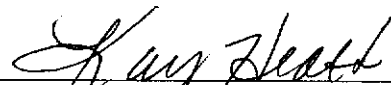
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Shirley J. Eccles,

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 30th day of June, 2016,
by Shirley J. Eccles.




NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18