

2016-009840

Klamath County, Oregon

09/16/2016 10:55:00 AM

Fee: \$47.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

John Blackhurst
Hornecker Cowling LLP
14 N. Central Ave., Ste. 104
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED:
SEND ALL TAX STATEMENTS TO:**

Shell Repair, LLC
Ron H. Miller
P.O. Box 65
Shady Cove, OR 97539

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, CAL-SHELL, LLC, as **Grantor**, does hereby grant, bargain, sell and convey unto, SHELL REPAIR, LLC, an Oregon limited liability company, as **Grantee**, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

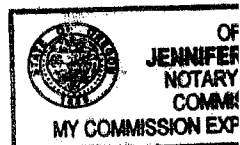
Lot 3, Block 100, BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath County, Oregon

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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

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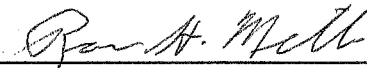


195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his names to this instrument effective 9/14/16, 2016.

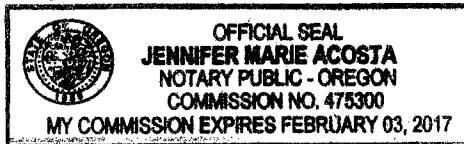
GRANTOR:


CAL-SHELL, LLC


Ron H. Miller, Member

STATE OF OREGON)
) ss.
County of Jackson)

I, the undersigned, being a notary public in and for the State and County aforesaid, do hereby certify that Ron H. Miller, for Cal-Shell, LLC, known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said instrument as his free and voluntary act of Cal-Shell, LLC, for the uses and purposes therein stated.




Notary Public - State of Oregon

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