

2017-000843

Klamath County, Oregon



00198248201700008430030032

01/26/2017 02:57:56 PM

Fee: \$52.00

After recording, please send to:

Gerald A. and Susan B. Massini
8950 Booth Road
Klamath Falls, OR 97603

* Please also send tax statements to above address.

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 25th day of January, 2017.

By Grantors, **Gerald A. Massini and Susan B. Massini as trustees of the Gerald A. Massini and Susan B. Massini Living Trust**, conveys to Grantee, **Massini Red, LLC**, the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

See Exhibit A which is made a part hereof by this reference.

The true and actual consideration for this transfer, stated in terms of dollars, is **\$0.00**. ORS 93.930. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., business planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Blain Law LLC
Returned at Counter

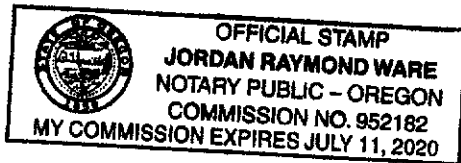
IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Gerald A. Massini *Trustee*
Gerald A. Massini, Trustee and Trustor

Susan B. Massini *Trustee*
Susan B. Massini, Trustee and Trustor

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned persons, Gerald A. Massini, and Susan B. Massini, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn before me this 25th day of January, 2017.



J. Ware
Notary Public for Oregon
My Commission Expires: *July 11, 2020*

EXHIBIT A

LEGAL DESCRIPTION:

The Easterly 45 feet of Lot 1 of Block 15 of Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1 Block 15 of the City of Klamath Falls (formerly Linkville) at the corner of Main and Seventh Streets; thence Northerly along the Easterly boundary of said Lot a distance of 105 feet; thence Westerly at right angles with Seventh Street a distance of 45 feet; thence Southerly parallel with Seventh Street a distance of 105 feet to the boundary line of Main Street; thence Easterly along Main Street 45 feet to the place of beginning.