

2017-005477

Klamath County, Oregon

05/18/2017 11:49:01 AM

Fee: \$52.00

After recording, return to:

Henry Wineman, Esq.
Frasco Caponigro Wineman & Scheible, PLLC
1301 W Long Lake Road, Suite 250
Troy, Michigan 48098

Until a change is requested, send tax statements to:

Colvin Oil I, LLC
2520 Foothill Blvd.
Grants Pass, Oregon 97526

File No.: NCS-824684-51

STATUTORY BARGAIN AND SALE DEED

COLVIN STATIONS, INC., an Oregon corporation, Grantor, conveys to COLVIN OIL I, LLC, an Oregon limited liability company, Grantee, the following described real property:

Real property in the County of Klamath, State of Oregon, described as follows:

****SEE EXHIBIT A: LEGAL DESCRIPTION**

The true consideration for this conveyance is \$459,245.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANTOR:

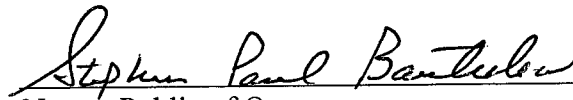
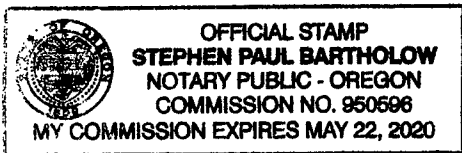
COLVIN STATIONS, INC., an Oregon corporation



Lane Colvin, President

STATE OF OREGON)
) ss.
COUNTY OF Josephine)

This instrument was acknowledged before me on April 27, 2017, by
Lane Colvin as President of Colvin Stations, Inc.



Notary Public of Oregon

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND SITUATED IN BLOCK 65, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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 A 1/2" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID BLOCK 65; THENCE NORTH 140.10 FEET TO A 1/2" IRON PIN; THENCE EAST 88.26 FEET TO A 1/2" IRON PIN; THENCE EAST 6.74 FEET TO A 1/2" IRON PIN; THENCE SOUTH 140.10 FEET TO A 1/2" IRON PIN; THENCE WEST 6.74 FEET TO A 1/2" IRON PIN; THENCE WEST 88.26 FEET TO THE POINT OF BEGINNING.