

2017-005615

Klamath County, Oregon



00204083201700056150020026

05/23/2017 09:05:38 AM

Fee: \$47.00

Grantor:  
Richard W. Courtright

Grantee:  
TFTM LLC  
An Delaware limited liability company

Mail Tax Statements To:  
TFTM LLC  
17380 Westview Dr.  
Lake Oswego, OR 97034

When Recorded Return To:  
Gregory M. Hornecker  
P.O. Box 17255  
Golden, CO. 80402

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### **BARGAIN AND SALE DEED**

I, RICHARD W. COURTRIGHT, Grantor, hereby convey to TFTM, LLC, an Delaware limited liability company, Grantee, an undivided one-half interest in the real property situated in Klamath County, Oregon more particularly described as:

Lot 102, Third addition to Sportsman's Park, Klamath  
County, Oregon, according to the official plat thereof  
On file in the office of the Klamath Clerk of Klamath  
County, Oregon.

The true and actual consideration for this transfer is Thirty Two Thousand Five Hundred and no/100---DOLLARS (\$32,500.00).

**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. 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 LAWFULLY ESTABLISHED LOT OR PARCELL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCELL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930**

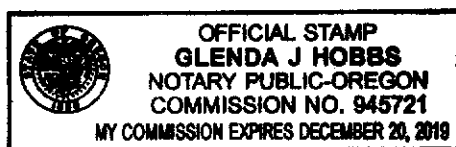
AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 21 day of April, 2017

Richard W. Courtright  
Richard W. Courtright

STATE OF OREGON                    )  
  ) ss.  
County of Jackson                )

On this 21<sup>st</sup> day of April, 2017, appeared before me Richard W. Courtright known to me to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



Glenda J. Hobbs  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 12/20/2019