

AmeriTitle
MTC165355AM

2017-009006

Klamath County, Oregon

08/10/2017 01:39:00 PM

Fee: \$52.00

After recording return to:

K & J Wilson, LLC
1165 Gatepark Dr.
Central Point, OR 97502

Until a change is requested, all tax statements
shall be sent to the following address:

K & J Wilson, LLC
1165 Gatepark Dr.
Central Point, OR 97502

STATUTORY BARGAIN-AND-SALE DEED

Swan Lake Moulding Company, an Oregon corporation, Grantor, with an address of P.O. Box 428, Klamath Falls, OR 97601, conveys to K & J Wilson, LLC, an Oregon limited liability company, Grantee, with an address of 1165 Gatepark Dr., Central Point, OR 97502, the following described real property:

Parcel 1, Land Partition 22-11, County of Klamath, State of Oregon.

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

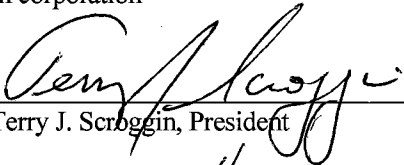
The true consideration for this conveyance is \$505,000.00.

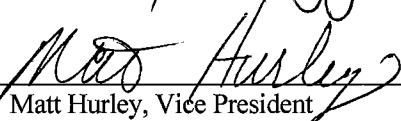
DATED: August 8th, 2017

[SIGNATURE ON FOLLOWING PAGE]

GRANTOR:

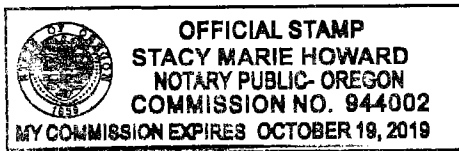
SWAN LAKE MOULDING COMPANY,
an Oregon corporation


By: 
Terry J. Scroggin, President

By: 
Matt Hurley, Vice President

STATE OF OREGON)
County of Klamath) ss.

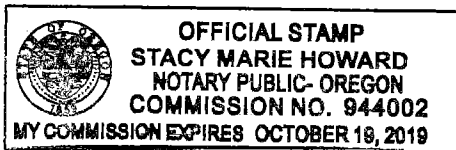
This instrument was acknowledged before me on August 8th, 2017, by Terry J. Scroggin, as President of Swan Lake Moulding Company.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-19-19

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on August 8th, 2017, by Matt Hurley, as Vice President of Swan Lake Moulding Company.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-19-19

EXHIBIT "A"

Parcel One of Land Partition 22-11, located in the SE1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, replat of Parcel 1 of Land Partition 13-11, recorded November 21, 2012 as 2012-012982.