

2017-010733

Klamath County, Oregon

09/21/2017 02:49:00 PM

Fee: \$52.00

After recording return to:

Jill D. Laney  
Cosgrave Vergeer Kester LLP  
500 Pioneer Tower, 888 SW Fifth Ave.  
Portland, OR 97204

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

No change

### **BARGAIN AND SALE DEED**

Swan Lake Moulding Company, an Oregon corporation, Grantor, conveys to Ralph J. Gines, Trustee, Edgar Viets Charitable Remainder Unitrust, a charitable trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

Parcel 2 of Land Partition 13-11, Klamath County, Oregon

The true consideration for this conveyance is \$475,000.00.

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, 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 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.

Dated 9-18, 2017.

**GRANTOR:**

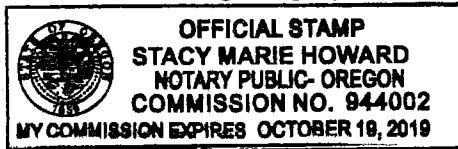
SWAN LAKE MOULDING COMPANY,  
an Oregon corporation

By: Terry Scroggin  
Terry Scroggin, President

By: Matt Hurley  
Matt Hurley, Vice President

State of Oregon )  
County of Klamath ) ss.

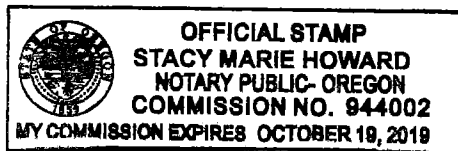
This instrument was acknowledged before me on Sept. 18, 2017 by Terry Scroggin as President of Swan Lake Moulding Company, an Oregon corporation.



Stacy Marie Howard  
Notary Public for Oregon  
Commission No.: 944002  
My Commission Expires: 10-19-19

State of Oregon )  
County of Klamath ) ss.

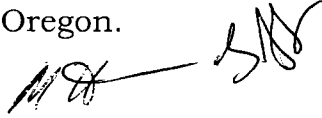
This instrument was acknowledged before me on Sept. 18, 2017 by Matt Hurley as Vice President of Swan Lake Moulding Company, an Oregon corporation.



Stacy Marie Howard  
Notary Public for Oregon  
Commission No.: 944002  
My Commission Expires: 10-19-19

## EXHIBIT "A"

Parcel 2 of Land Partition 13-11 located in the NW1/4 and SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, recorded December 14, 2011 in Volume 2011-013769, Records of Klamath County, Oregon.

A handwritten signature in black ink, appearing to be "MR" followed by a stylized flourish.