



Returned at Counter

2018-000532

Klamath County, Oregon



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01/16/2018 10:43:14 AM

Fee: \$52.00

William C Sorg
6000 S 6th Street
Klamath Falls, OR 97603

Grantor's Name and Address

Triple Sorg Investments LLC
6000 S 6th Street
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:
Triple Sorg Investments LLC
6000 S 6th Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Triple Sorg Investments LLC
6000 S 6th Street
Klamath Falls, OR 97603

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

William C Sorg,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Triple Sorg Investments LLC, an Oregon Limited Liability Company,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See attached Exhibit "A"

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$ to convey title.**

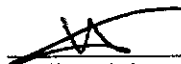
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 12 day of January, 13; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


William C Sorg

State of Oregon } ss
County of Klamath }

On this 12 day of January, 2013, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared William C Sorg, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

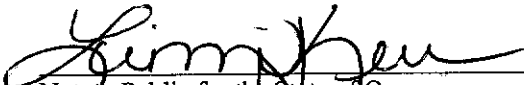

Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: March 16, 2018



EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land, being a portion of Lot 11 of Emmitt Tracts, as recorded at the Klamath County Clerks Office, situated in the NW1/4 SW1/4 of Section 7, T39S, R10E WM Klamath County, Oregon. Being more particularly described as follows:

Commencing at the West 1/4 corner of Section 7, thence N89°36'35"E, 30.00 feet; thence S00°35'00"W, 218.01 feet to the POINT OF BEGINNING, said point being on the easterly right-of-way line of Oregon State Highway 39; Thence S89°16'43"E, 173.82 feet to the easterly line of said Lot 11; Thence along said easterly line, S33°39'43"E, 18.84 feet; Thence continuing along said easterly line, S00°43'17"W, 115.00 feet to the southerly line of said lot 11; Thence along said southerly line, N75°06'43"W, 190.03 feet to the easterly right-of-way line of said Highway 39; thence along said right-of-way line, N00°35'00"E, 84.04 feet to the POINT OF BEGINNING;

Above description is also known as Parcel 2 of Preliminary Land Partition 13-04