



2018-002145

Klamath County, Oregon

02/26/2018 11:35:01 AM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

Lunker Enterprises, LLC

2536 Link St.

Klamath Falls, OR 97601

Grantor's Name and Address

Robert E. Daggett and Elizabeth Ann Daggett, Trustees

2536 Link St

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Robert E. Daggett and Elizabeth Ann Daggett, Trustees

2536 Link St

Klamath Falls, OR 97601

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

Same as above

File No. 220095AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Lunker Enterprises, LLC, an Oregon Limited Liability Company,

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

Robert E. Daggett and Elizabeth Ann Daggett, Trustees of The Grizzly Fish Family Trust Revocable Living Trust Agreement dated June 26, 2013,

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration paid for this transfer, stated in terms of dollars, is to Change Entities.
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 23rd day of Feb., 2018; 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.

Lunker Enterprises, LLC

BY: Robert E. Daggett
Robert E. Daggett, Manager

State of Oregon } ss
County of Klamath }

On this 23rd day of Feb., 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Robert E. Daggett, Manager of Lunker Enterprises, LLC, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 8-30-21

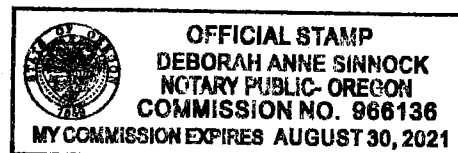


EXHIBIT "A"

220095AM

PARCEL 1:

Lot 10, Block 1, HOLLISTER ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land situated in the SE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 21.97 chains South and 5.67 chains West of the corner common to Sections 28, 29, 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the most Easterly corner of Lot 1, Block 95 in Klamath Addition to the City of Klamath Falls, Oregon; thence South $51^{\circ} 4'$ East 70 feet; thence North $38^{\circ} 56'$ East 60 feet; thence South $51^{\circ} 4'$ East 50 feet to the Northwesternly line of Plum Avenue; thence North 38 degrees 56' East along the Northwesternly line of Plum Avenue 30.52 feet to the most Southerly corner of Block 1 in Hollister Addition to the City of Klamath Falls, Oregon; thence North $51^{\circ} 4'$ West 120 feet; thence South $38^{\circ} 56'$ West 90.52 feet more or less to the point of beginning, EXCEPTING THEREFROM the Northwesternly 20 feet reserved as an alley and being a portion of Lot 3, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and that portion conveyed to the City of Klamath Falls, Oregon, a municipal corporation, by Deed recorded August 2, 1965 in Volume M65, page 542, Microfilm Records of Klamath County, Oregon.