

2018-005984

Klamath County, Oregon



00222356201800059840050057

05/16/2018 08:37:39 AM

Fee: \$62.00

After recording, return to:

David Kilner and Jeneve Gaal
16321 Pacific Coast Hwy #136
Pacific Palisades, CA
90272

Until a change is requested,
all tax statements should be sent to:

David Kilner and Jeneve Gaal
16321 Pacific Coast Hwy #136
Pacific Palisades, CA
90272

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,

David B. Kilner and Jeneve E. Gaal a Married couple
10897 Harbor Drive
Parker, AZ
85344

CONVEYS to the grantee,
RIVER OTTER HOLDINGS, LLC.
10897 HARBOR DRIVE
PARKER, AZ 85344

the following described real property:

**SEE
ATTACHMENT**

EXHIBIT A

And commonly known as: 620 N. 3rd street, Klamath Falls, OR 97601

Parcel ID:

The true and actual consideration this conveyance is \$
TO CHANGE ENTITIES

Source of Title:

This conveyance is made subject to:

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Exhibit A

PARCEL 1:

Beginning at the most Easterly corner of Lot 1, Block 38 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along Southwesterly line of Third Street 55 feet; thence Southwesterly and at right angles to Third Street 53 feet; thence Southeasterly and parallel with Third Street, 55 feet; thence Northeasterly and at right angles to Third Street 53 feet to the place of beginning, being the Southeasterly half of Lot 1 in said block and addition.

PARCEL 2:

The Southeasterly 55 feet of the Northeasterly 6 feet of Lot 2 in Block 38, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of MAY 11, 2018.

[Signature]
Signature
JENEVE E. GAAL
Print Name
GRANTOR
Capacity

[Signature]
Signature
DAVID B. KILNER
Print Name
Grantor
Capacity

[Signature]
Signature
RIVER OTTER HOLDINGS, LLC.
Print Name
OFFICER, MANAGING MEMBER
Capacity (GRANTEE)

[Signature]
Signature
RIVER OTTER HOLDINGS, LLC.
Print Name
OFFICER, MANAGING MEMBER
Capacity (GRANTEE)

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 20____, before me, Notary Public in and for
said state, personally appeared _____

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me _____ freely executed the same.

[Signature]
Signature: _____
Print Name: _____
Title: _____
My Commission Expires: _____

**SEE
ATTACHMENT**

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On 05/11/2018 before me, MARC OHANESSIAN, Notary Public,
(Here insert name and title of the officer)

personally appeared JENEVE E. GAIL and DAVID R. KILNER,

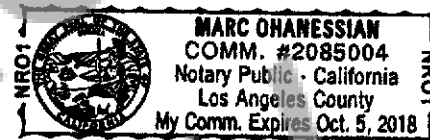
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document