

2018-007227

Klamath County, Oregon



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06/15/2018 09:09:08 AM

Fee: \$87.00

Returned at Counter

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

HJH Properties, LLC
5005 South 6th Street
Klamath Falls, OR 97603

Grantor:

Frank Hoblit
5005 South 6th Street
Klamath Falls, OR 97603

Grantee:

HJH Properties, LLC
5005 South 6th Street
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Frank Hoblit, as Grantor, conveys to HJH Properties, LLC, as Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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, 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.

DATED this 11TH day of June, 2018.

Frank Hoblit

STATE OF OREGON)

County of Klamath)

Personally appeared before me this 11 day of June, 2018, the above-named Frank Hoblit, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Kodee Breann Thamer

Notary Public for Oregon

My Commission expires: 02/13/2022

Exhibit A

A portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the East line of the lane running North and South through the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and the North line of the Dalles-California Highway through said center of Section; thence East along the North line of said Highway, 76 feet; thence North and parallel with said lane 189.4 feet; thence West and parallel with Highway, 76 feet; thence South along the East line of said lane 189.4 feet to the place of beginning. EXCEPTING THEREFROM the Northerly 65.4 feet thereof. ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission, recorded July 30, 1964 in Volume 355 at page 79, Deed Records of Klamath County, Oregon.