

2018-009465

Klamath County, Oregon



00226695201800094650010017

08/09/2018 03:08:35 PM

Fee: \$82.00

## Grantor's Name and Address

Michael A. Eddy &  
Joshua J. Goossen  
1803 Carlson Drive  
Klamath Falls, OR 97603

## Grantee's Name and Address

SEG Properties, LLC  
1803 Carlson Drive  
Klamath Falls, OR 97603

## After Recording Return to:

SEG Properties, LLC  
1803 Carlson Drive  
Klamath Falls, OR 97603

## Until requested otherwise, send all tax statements to:

SEG Properties, LLC  
1803 Carlson Drive  
Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

We, Michael A. Eddy and Joshua J. Goossen, Grantors, do hereby grant, sale, bargain and convey all right, title and interest to SEG Properties, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situate in Klamath County, Oregon, to wit:

Lots 15, 16, 17 in Block 4, FAIRFIELD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated alley which inured thereto, said alley was vacated by Order recorded June 4, 1964, in Book 353, Page 319, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ LLC Funding. 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.

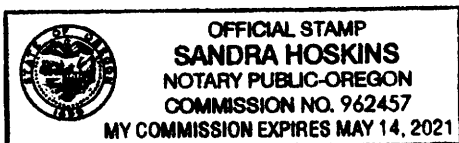
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.


DATED this 7 day of <sup>Aug</sup> ~~July~~ 2018.

  
Michael A. Eddy

STATE OF Oregon, County of Klamath)ss:

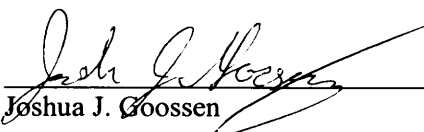
ACKNOWLEDGED BEFORE ME this 7 day of <sup>Aug</sup> ~~July~~, 2018, by Michael A. Eddy.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-14-2021

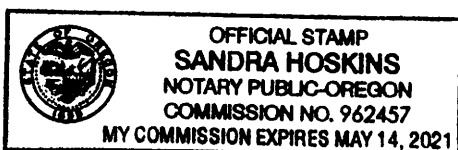
\*\*\*\*\*

DATED this 13 day of July 2018.

  
Joshua J. Goossen

STATE OF Oregon, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 13 day of July, 2018, Joshua J. Goossen.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-14-2021