

2018-010656

Klamath County, Oregon



00228102201800106560040042

08/31/2018 03:05:04 PM

Fee: \$97.00

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

Todd Greer

6712 Amber Avenue

Klamath Falls, OR 97603

After recording return to:

Barbara M. DiIaconi

121 South 8th Street

Klamath Falls, OR 97601

Returned at Counter

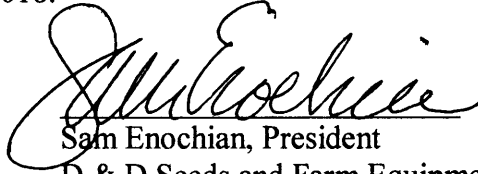
STATUTORY BARGAIN-AND-SALE DEED

D & D Seeds and Farm Equipment Sales, Inc., Grantor, conveys to Haskett, LLC, Grantee, the following real property described in **Exhibit A** attached hereto.

“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.”

The true consideration for this conveyance was part of a package for sale of the business assets located on the real property.

Dated the 29 day of August 2018.



Sam Enochian, President
D & D Seeds and Farm Equipment Sales, Inc.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the ____ day of _____, 2018 by Sam Enochian.

**See Attached California
All-Purpose Acknowledgement**

Notary Public for Oregon

My Commission Expires: _____

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 Yolo }

On Aug. 29, 2018 before me, Albie Madrigal, Notary Public
(Here insert name and title of the officer)

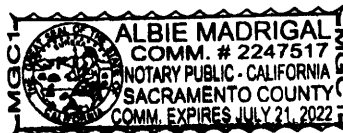
personally appeared Samuel Enochian,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s)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

Albie
Notary Public Signature

(Notary Public 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 _____

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

(Title)

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

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- 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 with a staple.

EXHIBIT 'A'

File No. 249782AM

PARCEL 1:

A portion of Lots 23 and 24, HIGHLAND PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 23; thence North 45° 12' 58" West along the Westerly line of said Lot 23, 76.44 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289" said point representing the Southwest corner of that 30 foot wide strip of land described in Volume M98, Page 25753, Microfilm Records of Klamath County, Oregon; thence along the Southerly boundary of said 30 foot wide strip, North 37° 53' 50" East, 121.28 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289" said point being on the Northerly line of Lot 24; thence along the Northerly line of Lot 24, North 89° 56' 22" East, 106.76 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289"; thence leaving the Northerly line of said Lot 24, and bearing South 0° 00' 00" West, 149.50 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289", said point being on the Southerly line of Lot 23; thence along the Southerly line of Lot 23, South 89 ° 55' 26" West, 127.00 feet to the point of beginning.

PARCEL 2:

Lots 15 and 22, HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lot 21, HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 21; thence North 89° 56' East, along the North line of said Lot 21, a distance of 62.60 feet; thence South 02° 45' 16" East, a distance of 62.84 feet to a point on the Southerly line of said Lot 21; thence North 60° 34' West, along the Southerly line of said Lot 21, a distance of 10.46 feet to the Southwest corner of said Lot 21; thence North 46 ° 08' West, along the Westerly line of said Lot 21, a distance of 80.00 feet to the point of beginning.

EXCEPTING therefrom that portion of the above described premises conveyed to the State of Oregon, by and through its State Highway Commission by instrument recorded October 14, 1971 in Volume M71, page 10814, Microfilm Records of Klamath County, Oregon