

Grantor:  
Debra E. Morgan, Trustee

**2019-001500**

Klamath County, Oregon

02/19/2019 09:11:01 AM

Fee: \$87.00

Grantee:  
RD K Falls LLC, an Oregon limited liability company

After recording return to:  
Robert E. Kabacy  
Kell, Alterman & Runstein, L.L.P.  
520 SW Yamhill St., Suite 600  
Portland, Oregon 97204

Until a change is requested, all tax  
statements shall be sent to:  
RD K Falls LLC  
Attn: Debra Morgan, Trustee  
1675 Meek Street  
The Dalles, Oregon 97058

### **BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, that Debra E. Morgan, Trustee or her successor Trustee(s), of the Debra E. Morgan Revocable Living Trust U/D/T June 12, 2018, and any amendments thereto, hereinafter called grantor, does hereby grant, bargain, sell, and convey unto RD K Falls LLC, an Oregon limited liability company, hereinafter called grantee, all right, title, and interest in that certain real property with the address of 3255 Washburn Way, Klamath Falls, Klamath County, Oregon, as more particularly described as follows:

Parcel 1 of Land Partition 18-06, being a replat of Parcel 3 of Land Partition 34-04, situated in the NW ¼ NW ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH an easement for access and parking as created by instrument recorded May 2, 2003, in Volume M03, page 29119, Microfilm Records of Klamath County, Oregon.

(Assessor's Parcel No. R892946)

The consideration for this transfer stated in terms of dollars is \$0; transfer to grantor's limited liability company as capital contribution. However, the actual consideration consists of other value given, which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to entities and to individuals.

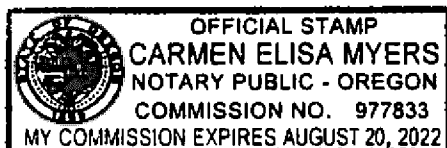
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 on February 15<sup>th</sup>, 2019.

Debra E. Morgan, Trustee  
Debra E. Morgan, Trustee  
Debra E. Morgan Revocable Living Trust U/D/T  
June 12, 2018, and any amendments thereto

STATE OF OREGON                    )  
  ) ss:  
County of Wasco                    )

Debra E. Morgan personally appeared before me on this February 15<sup>th</sup>, 2019, and acknowledged the foregoing instrument to be her voluntary act and deed.



Carmen Elisa Myers  
Notary Public for Oregon  
My Commission Expires: August 20, 2022