

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.

Attorneys at Law

411 Pine Street

Klamath Falls, OR 97601

Send tax statements to:

XL Properties, LLC

6512 Valhalla Avenue

Klamath Falls, OR 97603

Grantor:

XL Cleaners, Inc.

6512 4806 South 6th Street

Klamath Falls, OR 97603

Grantee:

XL Properties, LLC

6512 Valhalla Avenue

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

XL Cleaners, Inc., an Oregon corporation, as Grantor, whose address is 4806 South 6th Street, Klamath Falls, OR 97603, conveys to XL Properties, LLC, an Oregon limited liability company, as Grantee, whose address is 6512 Valhalla Avenue, Klamath Falls, OR 97603, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 3 of GIENGERS HOME TRACTS, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion granted to the State of Oregon by and through its State Highway Commission by Final Judgment filed October 25, 1964 in Case No. 64-163L for the widening of South Sixth Street.

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 ____ day of March, 2019.

Matthew B. Harper, President of XL Cleaners, Inc.

2019-002329

03/13/2019 03:23:08 PM

Fee: \$82.00

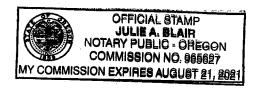
Klamath County, Oregon

STATE OF OREGON

ss.

County of Klamath

Personally appeared before me this day of March, 2019, the above-named Matthew B. Harper, President of XL Cleaners, Inc., as Grantor, and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: 8/2/202