

2019-004424

Klamath County, Oregon

04/25/2019 03:44:12 PM

Fee: \$87.00

Grantor:
William K. Wilkening

Grantee:
KTW Properties, LLC

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:
KTW Properties, LLC
2280 Brown Rd.
Jacksonville, Oregon 97530

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that William K. Wilkening, hereinafter called grantor, does hereby grant, bargain, sell, and convey unto KTW Properties, LLC, an Oregon limited liability company, hereinafter called grantee, all right, title, and interest in that certain real property located in Klamath County, Oregon, as more particularly described as follows:

PARCEL 1:

Lot 15 in Block 7 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Assessor's Parcel No. R308223)

PARCEL 2:

Lots 9 and 10, HARRIMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Assessor's Parcel No. R308483)

The consideration for this transfer stated in terms of dollars is \$0; transfer to grantor's limited liability company. 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 March 4, 2019.



 William K. Wilkening

STATE OF OREGON)
) ss:
 County of Jackson)

William K. Wilkening personally appeared before me on March 4, 2019, and acknowledged the foregoing instrument to be his voluntary act and deed.



 Notary Public for Oregon
 My Commission Expires: May 10, 2019

