

AmeriTitle 292208AM

2019-005599

Klamath County, Oregon

05/20/2019 11:00:18 AM

Fee: \$87.00

TAX STATEMENTS:

Hunter Communications, Inc.
801 Enterprise Drive
Central Point, OR 97502

AFTER RECORDING, RETURN TO

Hunter Communications, Inc.
801 Enterprise Drive
Central Point, OR 97502

BARGAIN AND SALE DEED

ELEET VENTURES, LLC, an Oregon limited liability company, Grantor, conveys to HUNTER COMMUNICATIONS, INC., an Oregon corporation, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance in terms of dollars is other value given or promised.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 11th day of February, 2019.

ELEET VENTURES, LLC, an Oregon limited liability company

By: 

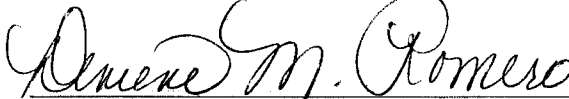
Richard W. Ryan

Its: Member

STATE OF OREGON)
) ss.
County of Jackson)

On this 17 day of May, 2019, personally appeared the above-named Richard W. Ryan, who being sworn, stated that he is a member of Eleet Ventures, LLC, an Oregon limited liability company, and acknowledged that the foregoing instrument was voluntarily signed on behalf of said limited liability company and by authority of its Operating Agreement.

Before me:



Notary Public for Oregon

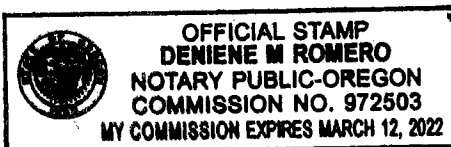


EXHIBIT "A"

Real property in the County of Klamath, State of Oregon, described as follows:

8.33 *fwl*
Lots 4D and the North ~~8~~ ¹¹/₃ feet of Lot 4C, Lots 3C, 3D, 2E, 2D, 2C, 2B, 2A, 1D and the Westerly 15 feet of Lot 1C, all in Block 4, RAILROAD ADDITION to the City of Klamath Falls, according to the Supplemental Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Tax Parcel Number: U896717 and R414830 and R414812 and R414803