

AmeriTitle
MTC 299345 AM

RECORDING REQUESTED BY:



1211 SW Fifth Ave., Ste 2130
Portland, OR 97204

2019-007359

Klamath County, Oregon

06/28/2019 03:45:03 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Ferris Klamath Falls Investment Property, LLC, an Oregon limited
liability company
2336 Octavia Street
San Francisco, CA 94109

SEND TAX STATEMENTS TO:

Ferris Klamath Falls Investment Property, LLC
2336 Octavia Street
San Francisco, CA 94109

R881635 and R881636
3500 Washburn Way, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Ferris Klamath Falls Investment Property, LLC, Grantor, conveys to Ferris Klamath Falls Investment Property, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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.

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BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/24/2019

Ferris Klamath Falls Investment Property, LLC
an Oregon limited liability company

By: Sarah E. Ferris

Sarah E. Ferris, Trustee of the Neal A.
Ferris and Sarah E. Ferris 1998 Trust
Its Managing Member

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 San Francisco

Subscribed and sworn to (or affirmed) before me on this 24
day of June, 20 19, by _____
Sarah E. Ferris

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature _____

A handwritten signature in black ink, appearing to be "CS", written over a horizontal line.

EXHIBIT "A"
Legal Description

A parcel of land situated in the SE1/4 NE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, being Lots 16 and 17 of Tract 1276, a resubdivision of a portion of Lot 3, Block 1 of Tract 1080-Washburn Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way of Washburn Way, said point being the Northeast corner of said Lot 16; thence South 00°02'00" East 202.00 feet; thence South 89°58'00" West 209.00 feet; thence North 00°02'00" West 202.00 feet; thence North 89°58'00" East 209.00 feet to the point of beginning.

TOGETHER WITH the easements restrictions and covenants contained in that certain declaration of cross easements and restrictive covenants recorded in Volume M97, page 7211, Microfilm Records of Klamath County, Oregon and that certain easements with covenants and restrictions affecting land recorded in Volume M91, page 12081, Microfilm Records as amended by that certain amendment no. 1 to easements with covenants and restrictions affecting land recorded in Volume M97, page 28746, Microfilm Records of Klamath County, Oregon.