



THIS SPACE RESERVED FOR

2019-008478

Klamath County, Oregon

07/26/2019 01:37:02 PM

Fee: \$92.00

IXOYE INC.

3250 Washburn Way

Klamath Falls, OR 97603

Grantor's Name and Address

IXOYE Real Estate LLC

3250 Washburn Way

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

IXOYE Real Estate LLC

3250 Washburn Way

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Same as above

3250 Washburn Way

Klamath Falls, OR 97603

File No. 306223AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

IXOYE INC., an inactive Oregon corporation, ,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

IXOYE Real Estate LLC., an Oregon limited liability Company

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is 0.00 .

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations 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 25 day of July, 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

IXOYE INC., an inactive Oregon Corporation

By: [Signature]
Kenneth M. Padilla, President

State of Oregon } ss.
County of Klamath

On this 25 day of July, 2019, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Kenneth M. Padilla known to me to be the President of the IXOYE INC., an inactive Oregon corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19

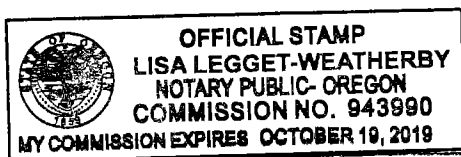


EXHIBIT 'A'

File No. 306223AM

Lots 4, 5, 6 and 7 in Block 1 Resubdivision of Block 1, of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also the Southerly part of Lot 3 in Block 1, Resubdivision of Block 1, of CANAL ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the corner of Lots 3, 4 and 5; thence Southeasterly on the line extended between Lots 4 and 5 a distance of 32.93 feet to the alley; thence Southwest along the Northwesterly line of the alley 12.42 feet to the South corner of Lot 3; thence Northwesterly on the line between Lots 3 and 5, 16.69 feet; thence North 20.42 feet to the point of beginning.