

BLS

AmeriTitle

MTC 3 40158 AM

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS

2019-014630

Klamath County, Oregon

12/17/2019 09:56:06 AM

Fee: \$82.00

H-Lube, LLC
 1730 Washburn Way
 Klamath Falls, OR 97603
 Grantor's Name and Address

Abarca, LLC
 1730 Washburn Way
 Klamath Falls, OR 97603
 Grantee's Name and Address

SPACE RESERVED
 FOR
 RECORDER'S USE

After recording, return to (Name and Address):

Abarca, LLC
 1730 Washburn Way
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Same as Above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that H-Lube, LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Abarca, 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 Klamath County, State of Oregon, described as follows (legal description of property):

Lot 3, 11, 12, 13 and 14 Block 3, Sixth Street addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the county clerk, Klamath County, Oregon, TOGETHER WITH that Portion of Vacated alley which insured thereto. Also TOGETHER WITH that Portion of Vacated Key Street.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ vesting change. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 12-16-19; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Hector P. Abarca
Hector P. Abarca

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on December 16, 2019by Hector P. Abarca HECTOR P. ABARCA

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.



OFFICIAL STAMP
 JOHN BAGGE
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 990080
 MY COMMISSION EXPIRES AUGUST 05, 2023

Notary Public for Oregon

My commission expires

SAUG 23