2019-014788

Klamath County, Oregon



12/19/2019 03:10:10 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.

Attorneys at Law

411 Pine Street

Klamath Falls, OR 97601

Send tax statements to:

Brink Rental Homes II, LLC

833 E. Main Street

Klamath Falls, OR 97601

Grantor:

Brink Properties, LLC 833 E. Main Street Klamath Falls, OR 97601

Grantees:

Brink Rental Homes II, LLC 833 E. Main Street Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Brink Properties, LLC, an Oregon limited liability company, as Grantor, conveys to Brink Rental Homes II, LLC, an Oregon limited liability company, as Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 11, Block 53, SECOND ADDITION TO HOT SPRINGS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Map Tax Lot #R-3809-028CC-01300-000

Property ID#R372359

The true and actual consideration for this transfer is \$0.00.

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.

DATED this <u>12</u> day of September, 2019.

Kevin Brink, Trustee of KF Revocable Trust, Member of Brink Properties, LLC, Grantor

ACKNOWLEDGEMENT

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)		
∧)ss.		
County of Santa Clara ()		
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On-August 13, 2019 before me, WA	when could	, Notary Public
personally appeared Kevin Brink, Trustee of KF	Revocable Trust Memb	per of Brink Properties.
LLC, Grantor, who proved to me on the basis of sa		
is subscribed to the within instrument and acknow		
authorized capacity, and that by his signature on		ason of the entity upon
behalf of which the person acted, executed the inst	rument.	
I J.C J. DENIALTY OF DEDILIDY.	day that large a fall a State	of California that the
I certify under PENALTY OF PERJURY 1	inder the laws of the State	e of Camornia that the
foregoing paragraph is true and correct.	_	^
	WITNESS my hand a	nd official seal.
	_ A _	
WALTER CROCE	$1/3/\sqrt{O}$	INVITA V
Notary Public - California		NON ON XI
Santa Clara County & Commission # 2260961	Notary/Public for Cali	
My Comm. Expires Oct 31, 2022	My Commission Expi	ires: 00113112022