

2020-003539

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



03/23/2020 01:26:01 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

We Three Kings, LLC
4318 La Habra Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Frank L. King's Survivor's Trust
David King 2008 Irrevocable Trust
Laurie Piepenbrink 2008 Irrevocable Trust
Holly A. King 2008 Irrevocable Trust
4318 La Habra Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

We Three Kings, LLC, a California LLC, hereinafter referred to as grantor, conveys an undivided 1/2 interest to FRANK L. KING, JR., HOLLY KING AND DAVID E KING, as co-trustees of the FRANK L. KING SURVIVOR'S TRUST under the Frank L. King, Jr. and Virginia L. King 1979 Living Trust, u.a.d. August 22, 1979, an undivided 1/6 interest to DAVID KING, as Trustee of the David King 2008 Irrevocable Trust, an undivided 1/6 interest to LAURIE PIEPENBRINK, as Trustee of the Laurie Piepenbrink 2008 Irrevocable Trust, and an undivided 1/6 interest to HOLLY A. KING, as Trustee of the Holly A. King 2008 Irrevocable Trust hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 18 in Block 19 of Tract 1127 - NINTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

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 consideration, i.e. estate planning.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19 day of March,
2020.

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

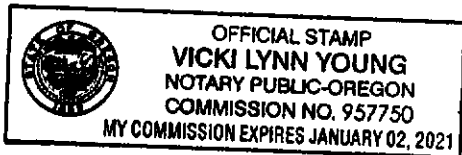
Triple Crown Holdings, L.P., a California limited
partnership, as the manager of We Three Kings, LLC.

By: Tri Crown Holdings, Inc. a California
corporation, Triple Crown Holdings, LP General
Partner

By: Frank L. King
Frank L. King, CEO of Tri Crown
Holdings, Inc. a California corporation

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 19 day of March, 2020,
by Frank L, King, CEO of Tri Crown Holdings, Inc., which is the General Manager of Triple Crown
Holdings, Inc. as manager of We Three Kings, LLC.



Vicki Lynn Young
NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021