

Justin Throne
Returned at Counter

2020-005808

Klamath County, Oregon



00258931202000058080010015

05/08/2020 01:41:57 PM

Fee: \$82.00

AFTER RECORDING RETURN TO:

Justin Throne
P.O. Box 1415
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

LOMI's LLC
11614 Ground Ct.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

DAVID PETERSEN, Grantor, conveys to LOMI'S LLC, an Oregon Limited Liability Company, Grantee, all of his interest in, and remises, releases, and forever quitclaims any interest to, the real property described as follows:

Lots 6 and 7, Block 52, CITY OF MALIN, according to the official plat thereof on file in the Office of the County Clerk in Klamath County, Oregon.

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.

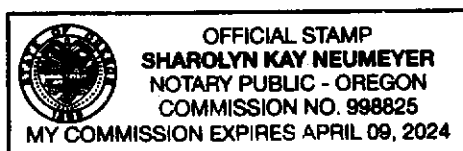
The true consideration paid for this transfer is FIVE THOUSAND AND NO/100THS DOLLARS (\$5,000.00), the receipt of which is hereby acknowledged.

DATED this 8 day of May, 2020.

David Petersen

STATE OF OREGON, County of Klamath)s.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8th day of May, 2020 by David Petersen, who personally appeared.



NOTARY PUBLIC FOR OREGON
My Commission expires: April 09, 2024