



00263274202000096550020028

08/05/2020 12:36:32 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Mika N. Blain – Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

GATA Properties, LLC
Post Office Box 695
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Todd M. Goebel and Gavin P. Goebel, Grantors, convey unto GATA Properties, LLC, an Oregon Domestic Limited Liability Company, Grantee, their undivided one-half interests in the following-described parcel of real property situate in Klamath County, Oregon:

All of Lot 5 in Block 17 of HOT SPRINGS 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, EXCEPT the Westerly 40 feet thereof, described in a deed from William C. Messner to Charles D. Withro, recorded in Deed Book 71 at page 146, Records of Klamath County.

Klamath County Assessor's Tax Lot No. R-3809-029DA-02600,
Property ID Number R303317

More commonly referred to as: 1660 Portland Street, Klamath Falls,
Oregon 97601

This Deed is made for estate planning purposes and no consideration stated in dollars has been paid. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

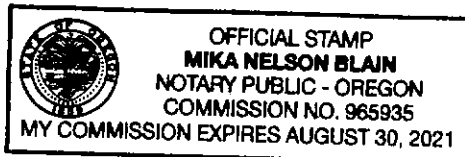
Dated this 2nd day of August 2020.

Todd M. Goebel

Gavin P. Goebel

STATE OF OREGON, County of Klamath) ss.

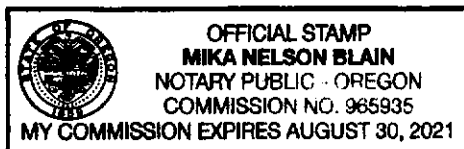
This instrument was acknowledged before me on the 2nd day of August, 2020, by Todd M. Goebel.



Mika Nelson Blain
Notary Public for Oregon
My Commission Expires: 8/30/21

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 2nd day of August, 2020, by Gavin P. Goebel.



Mika Nelson Blain
Notary Public for Oregon
My Commission Expires: 8/30/21