



THIS SPACE RESERVED FOR

2020-010005

Klamath County, Oregon

08/12/2020 03:20:16 PM

Fee: \$87.00

Sheahan Investment Company, an Oregon Corporation

Grantor's Name and Address

Ganesh Management, LLC

Grantee's Name and Address

After recording return to:

Ganesh Management, LLC

2500 S. 6th St.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Same as Above

File No. 386507AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Sheahan Investment Company, an Oregon Corporation,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Ganesh Management, 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 the County of **Klamath**, State of Oregon, described as follows, to wit:

Parcel 2 of Land Partition 17-13 being a re-plat of Parcel 2 of "LAND PARTITION 77-05" and Parcel 2 of "MAJOR LAND PARTITION 3-P-89" situated in the NE1/4 of Section 4, T39S, R9E W.M. Klamath County, Oregon, City of Klamath Falls.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Any Interest

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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

87

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.

In Witness Whereof, the grantor has executed this instrument this 11 day of August, 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Sheahan Investment Company, an Oregon Corporation

By:

G. Cameron Sheahan, Jr., as President

State of Oregon} ss

County of Clatsop }

On this 11th day of August, 2020, before me, Glenna A. Cooke a Notary Public in and for said state, personally appeared G. Cameron Sheahan, Jr. known to me to be the President of the Sheahan Investment Company Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Glenna A. Cooke

Notary Public for the State of Oregon

Residing at: Wahatun, OR

Commission Expires: 07/07/2024

