



2020-012306

Klamath County, Oregon

09/25/2020 03:01:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

UGF4INV LLC

P.O. Box 970

Medford, OR 97501

Grantor's Name and Address

Stuart William Davis and Angela Lou Davis

3710 Schooler Court

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Stuart William Davis and Angela Lou Davis

3710 Schooler Court

Klamath Falls, OR 97603

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

Stuart William Davis and Angela Lou Davis

3710 Schooler Court

Klamath Falls, OR 97603

File No. 401431AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

UGF41NV LLC, an Oregon Limited Liability Company,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Stuart William Davis and Angela Lou Davis, as Tenants by the Entirety,

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:

Lot 4 in Block 1 of TRACT 1135, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$335,700.00**.

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.

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 16 day of September, 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.

UGF4INV LLC, an Oregon Limited Liability Company

By: [Signature]
John Batzer, member

State of Oregon } ss
County of Jackson

On this day of 16 September, 2020, before me, Kelli S. Hogenson a Notary Public in and for said state, personally appeared John Batzer known or identified to me to be the Managing Member in the Limited Liability Company known as UGF4INV LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Jackson
Commission Expires: 2/4/24

