



THIS SPACE RESERVED FOR

2021-009867
Klamath County, Oregon
06/24/2021 09:52:00 AM
Fee: \$87.00

RCBC, LLC
92220 St. Andrews Cir
Klamath Falls, OR 97603
Grantor's Name and Address

Barry Card LLC
9220 St. Andrews Cir.
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to:
Barry Card LLC
9220 St. Andrews Cir.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Barry Card LLC
9220 St. Andrews Cir.
Klamath Falls, OR 97603

File No. 462273AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

RCBC, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Barry Card 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:

Lot 2 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission for State Highway 39 (140) by Warranty Deed recorded September 8, 1964 in Book 356, page 78, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is to vesting change.

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.

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 June, 2021; 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.

^B
RCBC, LLC an Oregon Limited Liability Company

By: Richard Card
Richard Card, Member

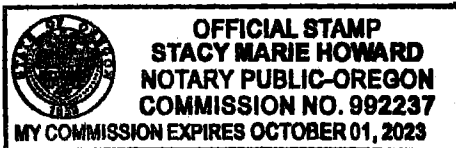
By: Barry Card
Barry Card, Member

State of Oregon} ss
County of Klamath}

On this 15th day of June, 2021, before me, ^{for} Stacy Howard a Notary Public in and for said state, personally appeared Barry Card known or identified to me to be the Managing Member in the Limited Liability Company known as /who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name. /RCBC, LLC, an Oregon Limited Liability Company for

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

Howard
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10-01-2023



State of Oregon} ss
County of Klamath}

On this 11 day of June, 2021, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Richard Card known or identified to me to be the Managing Member in the Limited Liability Company known as RCBC, LLC, an Oregon Limited Liability Company 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.

Lynda Marie West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-28-25

