

2021-010612

Klamath County, Oregon

07/08/2021 10:38:00 AM

Fee: \$82.00

**After Recording Return to:**

Steve M. Zipper  
Gevurtz Menashe, P.C.  
115 NW First Avenue, Suite 400  
Portland, OR 97209

**Until Further Notice, Send Tax Statements to:**

2030 Fremont Street, LLC  
96 Crocker Street  
Ashland, OR 97520

**BARGAIN & SALE DEED**

CATHERINE M. GREENSPAN, Grantor, conveys to **2030 FREMONT STREET, LLC, an Oregon limited liability company**, Grantee, the real property commonly known as 2030 Fremont Street, in the City of Klamath Falls, County of Klamath and State of Oregon and legally described as:

**Lot 11 of Block 40 and that portion of vacated alley which inured thereto, HILLSIDE 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.**

The true and actual consideration paid for this conveyance is: OTHER VALUE GIVEN.

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.

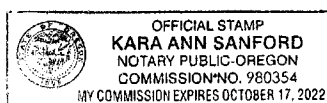
DATED this 2<sup>nd</sup> day of July, 2021.

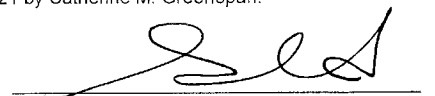
**GRANTOR:**

  
Catherine M. Greenspan

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This record was acknowledged before me on July 2, 2021 by Catherine M. Greenspan.



  
NOTARY PUBLIC FOR OREGON  
My commission expires: OCTOBER 17, 2022