

2021-017106

Klamath County, Oregon



00290853202100171060050053

11/15/2021 08:08:07 AM

Fee: \$102.00

After recording, return to:

Lee Matchett
900 Main Street
Klamath Falls, OR 97601

Until a change is requested,
all tax statements should be sent to:

Lee Matchett
900 Main Street
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor, Klamath Man Cave LLC

CONVEYS to the grantee, Richard L. Garbutt, Michael McKay, Scott McKay,
Lee Matchett

the following described real property: See Exhibit A attached hereto and
incorporated herein.

And commonly known as: 4010 Southside Expressway, Klamath Falls, OR 97601
Parcel ID:

The true and actual consideration this conveyance is \$ 1 plus other consideration
which is the whole of the consideration.

Source of Title: N/A

This conveyance is made subject to: None.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of _____, 20²¹.

[Signature]
Signature
Richard L. Garbutt
Print Name
Member
Capacity

[Signature]
Signature
Scott McKay
Print Name
Member
Capacity

[Signature]
Signature
Michael McKay
Print Name
Member
Capacity

[Signature]
Signature
Lee Matchett
Print Name
Member
Capacity

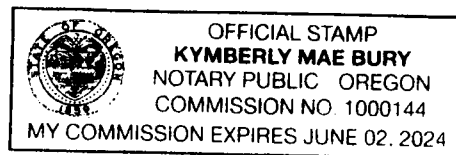


*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Oregon
COUNTY OF Klamath

On this 9 day of November, 20 21, before me, Notary Public in and for
said state, personally appeared Richard Garbutt, Michael McKay,
Lee Matchett
identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me _____ freely executed the same.

Signature: [Signature]
Print Name: Kimberly Bury
Title: Notary
My Commission Expires: June 2, 2024



STATE OF OREGON.

County of Klamath } ss.

On November 12, 2021 before me personally appeared Scott McKay

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Lisa M Kessler
Notary Public for Oregon
My commission expires December 19, 2022

OFFICIAL STAMP
LISA MARIE KESSLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 982076
EXPIRES DECEMBER 19, 2022

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

FOR ACKNOWLEDGMENT, INDIVIDUAL. EA

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Exhibit "A"
Legal Description

The Southwesterly 125 feet (measured at right angles), lying within and limited to the Southeast quarter of the Southeast quarter (SE1/4 SE1/4) of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, of that certain parcel of land conveyed by Deed dated April 20, 1931 between Velma Schaupp, et al, and the Great Northern Railway Company and recorded May 7, 1931 in Book 95, of Deeds, page 217, under Auditor's File No. 98793, records of said county.