

2021-018385

Klamath County, Oregon

12/13/2021 09:14:01 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Dwight D. Unti  
Tokola Holdings, Inc.  
1700 NW Civic Drive, Suite 220  
Gresham, Oregon 97030-1620

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:

Tokola Holdings, Inc.  
1700 NW Civic Drive, Suite 220  
Gresham, Oregon 97030-1620

## BARGAIN AND SALE DEED - STATUTORY FORM

TOKOLA PROPERTIES, INC., an Oregon corporation, grantor, conveys to TOKOLA HOLDINGS, INC., an Oregon limited liability company, grantee, the real property situated in Klamath County, Oregon, legally described as follows:

Lot 6, Tract 1430, Timbermill Shores, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Consideration:** The true and actual consideration for this conveyance is \$225,000.

**Required Notice:** 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

CTACC2112-S

CHICAGO TITLE

Courtesy Only-Not Examined

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.

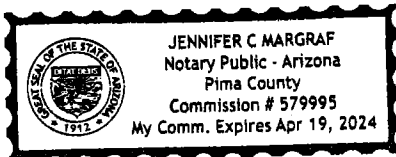
DATED this 8TH day of December, 2021.

TOKOLA PROPERTIES, INC.  
an Oregon corporation

By: [Signature]  
Dwight D. Unti, President

STATE OF ARIZONA       )  
  ) ss.  
County of Pima       )

This instrument was acknowledged before me on December 8, 2021, by Dwight D. Unti, as President of Tokola Properties, Inc., an Oregon company, on behalf of such company.



[Signature]  
Notary Public for Arizona  
My Commission Expires: April 19, 2024