

THIS SPACE RESERVED FOR RE

2022-007901

Klamath County, Oregon



00302299202200079010030030

06/27/2022 02:39:20 PM

Fee: \$92.00

Returned at Counter

Rudy Velik, Trustee of the Rudy Velik Trust

2459 Patterson St

Klamath Falls, OR 97603

Grantor's Name and Address

Rudy J. Velik

2459 Patterson St

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Rudy J. Velik

2459 Patterson St

Klamath Falls, OR 97603

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

Rudy J. Velik

c/o Rudy Velik

2459 Patterson St

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Rudy Velik, Trustee of the Rudy Velik Trust,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Rudy J. Velik,**

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:

See Legal Description Exhibit "A" Attached

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

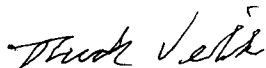
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 26 day of June, 2022, 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.


The Rudy Velik Trust



Rudy Velik, Trustee

State of Oregon} ss
County of Klamath}

On this 26 day of June, 2022, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Rudy Velik, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026

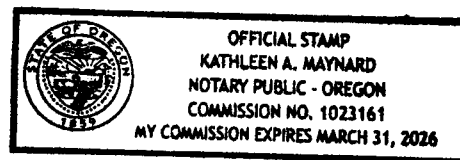


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Lot 1 in Block 1 of AGRI-COMMERCE CENTER, TRACT 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation dated November 8, 2001, recorded February 8, 2002 in Volume M02, page 7505, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3909-00ICA-02100-000

PARCEL 2:

That portion of Lot 2 in Block 1 of AGRI-COMMERCE CENTER, TRACT 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the initial point of the AGRI-COMMERCE CENTER; running thence North 89° 16' 53" East 258.78 feet; thence North 20° 14' 35" West 164.97 feet; thence North 45° 09' 00" East 112.02 feet to the true point of beginning; thence North 52° 30' 40" West 173.94 feet; thence 26.03 feet along a 70.00 foot radius curve left, the long chord of which bears North 44° 40' 41" East 25.88 feet; thence North 34° 01' 31" East 73.97 feet to the Southeasterly right of way line of South Sixth Street; thence along said right of way line South 55° 05' 57" East 52.52 feet; thence South 51° 20' 32" East 136.06 feet; thence leaving said right of way, South 45° 09' 00" West 100.00 feet to the true point of beginning.

EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation dated November 8, 2001, recorded February 8, 2002 in Volume M02, page 7505, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3909-00ICA-02201-000

PARCEL 3:

Lot 2 in Block 1 of AGRI-COMMERCE CENTER, TRACT 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion more particularly described as follows:

Commencing at the initial point of the AGRI-COMMERCE CENTER; running thence North 89° 16' 53" East 258.78 feet; thence North 20° 14' 35" West 164.97 feet; thence North 45° 09' 00" East 112.02 feet to the true point of beginning; thence North 52° 30' 40" West 173.94 feet; thence 26.03 feet along a 70.00 foot radius curve left, the long chord of which bears North 44° 40' 41" East 25.88 feet; thence North 34° 01' 31" East 73.97 feet to the Southeasterly right of way line of South Sixth Street; thence along said right of way line South 55° 05' 57" East 52.52 feet; thence South 51° 20' 32" East 136.06 feet; thence leaving said right of way, South 45° 09' 00" West 100.00 feet to the true point of beginning.

Tax Account No.: 3909-00ICA-02200-000