

AFTER RECORDING RETURN TO:
Jeff S. Patterson
Lynch Murphy McLane LLP
1000 S.W. Disk Drive
Bend, OR 97702

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO:
Sanbar, LLC
Constance A. Frank
9002 Dehlinger Lane
Klamath Falls, Oregon 97603

STATUTORY BARGAIN AND SALE DEED

JOHN C. FRANK and CONSTANCE A. FRANK, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, under the FRANK LIVING TRUST JULY 24, 2007, AND ANY AMENDMENTS THERETO, (collectively "Grantor"), convey to SANBAR, LLC ("Grantee"), the following described real property:

NE¼ of the NE¼ and Government Lots 5, 6, 7, in Section 7, Township, 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM those portions in Dehlinger Road, USBR NO. 24 Drain, USBR G- 1 Lateral, and USBR No.32 Drain.


For informational purposes only: Map # 4010-00700-00100

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.


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 6th day of July 2022.

GRANTOR:



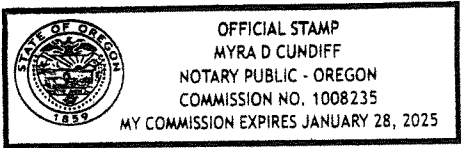
JOHN C. FRANK, TRUSTEE of the
FRANK LIVING TRUST July 24, 2007



CONSTANCE A. FRANK, TRUSTEE of the
FRANK LIVING TRUST July 24, 2007

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me this 6th day of July 2022, by JOHN C. FRANK and CONSTANCE A. FRANK.




NOTARY PUBLIC FOR OREGON