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563906 AM

Return To:



2022-011219

Klamath County, Oregon

09/16/2022 10:07:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Obsidian Point LLC
3670 SW Obsidian Ave
Redmond OR 97756

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

STATUTORY BARGAIN AND SALE DEED

Obsidian Point LLC, an Oregon Limited Liability Company, Grantor, conveys 7.40% to **John Goodman** and 18.50% to **Flying G, LLC a, an Oregon Limited Liability Company**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath Falls, State of Oregon, described as follows:

See Attached Exhibit A

The true consideration for this conveyance is **\$to update vesting.** (Here comply with requirements of ORS 93.030)

Bargain and Sale Deed
- continued -

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.

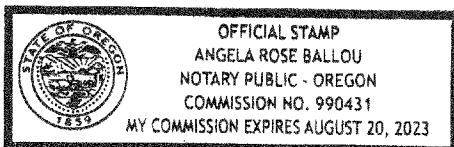
Dated this 8th day of September, 2022.

Obsidian Point LLC, an Oregon Limited Liability Company

[Signature]
By: **Howard Goodman, Manager**

STATE OF Oregon)
County of Deschutes)ss.

This instrument was acknowledged before me on this 8th day of September, 2022 by **Obsidian Point LLC, an Oregon Limited Liability Company** by **Howard Goodman** as manager.



[Signature: Angela Rose Ballou]
Notary Public for Oregon
My commission expires: August 20, 2023

EXHIBIT "A"
Legal Description

A tract of land situated in the S½ of the SE¼ SE¼ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the SE¼ SE¼ of said Section 28, thence South 89° 30' 00" East 330.73 feet to the Southeast corner of the SW¼ SW¼ SE¼ SE¼ of said Section 28, thence North 00° 53' 52" East, along the East line of said SW¼ SW¼ SE¼ SE¼, 35.00 feet to the True Point of Beginning, thence continuing North 00° 53' 52" East, along said line and its extension, 345.00 feet, thence South 89° 30' 00" East 355.08 feet, thence South 00° 53' 52" West 345.00 feet to a point on the Northerly right-of-way line of Main Street, thence along said right-of-way line North 89° 30' 00" West 4.70 feet, North 28° 46' 00" West 46.49 feet, on the arc of a curve to the right (radius point bears North 28° 46' 00" West 400.00 feet and central angle equals 16° 06' 25") 112.45 feet and North 89° 30' 00" West 223.17 feet to the True Point of Beginning, with bearings based on the South line of said Section 28 as being South 89° 30' 00" East.