

2022-012465

Klamath County, Oregon

THIS SPACE RESERVED FOR REC



00307644202200124650030030

10/19/2022 09:09:05 AM

Fee: \$92.00

Kashin Limited Partnership, an Oregon Limited Partnership
20009 Peppermint Falls Road
Jamestown, CA 95327

Grantor's Name and Address

Moss Rentals LLC, an Oregon Limited Liability Company
8555 W. Langell Valley Road
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:
Moss Rentals LLC, an Oregon Limited Liability Company
8555 W. Langell Valley Road
Bonanza, OR 97623

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

Moss Rentals LLC, an Oregon Limited Liability Company
8555 W. Langell Valley Road
Bonanza, OR 97623

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Kashin Limited Partnership, an Oregon Limited Partnership**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Moss Rentals LLC, an Oregon Limited Liability Company,**

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.

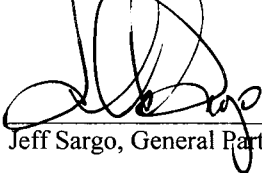
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 5th day of October, 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.

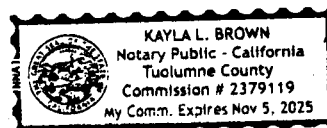
Kashin Limited Partnership, An Oregon Limited Partnership


Jeff Sargo, General Partner

State of CA. } ss
County of Tuolumne }

On this 5th day of October, 2022, before me, Kayla L. Brown a Notary Public in and for said state, personally appeared Jeff Sargo, 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 CA.
Residing at: Tuolumne Co.
Commission Expires: 11/05/2025



Legal Description
Exhibit 'A'

Lot 49, Block 17 and that portion of Lot 50 in Block 17, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 50 in said Block 17; thence Southwesterly along the Northwesterly side of said Lot 50, 115 feet to the Southwesterly side of said Lot 50; thence Southeasterly along the Southwesterly side of said Lot 50 a distance of 12.5 feet; thence Northeasterly, parallel with the Northwesterly side of said Lot 50 a distance of 115 feet to the Northeasterly side of said Lot 50; thence Northwesterly along the Northeasterly line of said Lot 50 a distance of 12.5 feet, more or less, to the point of beginning.

APN: 3809-033BA-07100