

2022-012467

Klamath County, Oregon



00307646202200124670040041

10/19/2022 09:10:07 AM

Fee: \$97.00

Randall N. Moss and Jeffrey H. Sargo20009 Peppermint Falls RoadJamestown, CA 95327

Grantor's Name and Address

Kashin Limited Partnership, an Oregon Limited Partnership20009 Peppermint Falls RoadJamestown, CA 95327

Grantee's Name and Address

After recording return to:

Kashin Limited Partnership, an Oregon Limited Partnership20009 Peppermint Falls RoadJamestown, CA 95327

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

Kashin Limited Partnership, an Oregon Limited Partnership20009 Peppermint Falls RoadJamestown, CA 95327

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Randall N. Moss, as to an undivided ½ interest and Jeffrey H. Sargo who also appears of record as Jeff Sargo, as to an undivided ½ interest, As Tenants in Common,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Kashin Limited Partnership, an Oregon Limited Partnership,**

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

****Signed in Counterpart****

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.

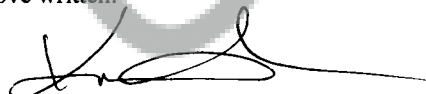
In Witness Whereof, the grantor has executed this instrument this 27 day of September, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

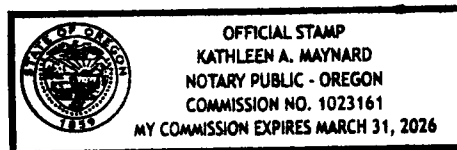

Randall N. Moss

Jeffrey H. Sargo

State of Oregon } ss
County of Klamath }

On this 27 day of September, 2022, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Randall N. Moss, 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



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.

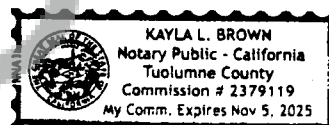
Randall N. Moss

Jeffrey H. Sargo

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 Jeffrey H. 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"

Parcel 1

A parcel of land including Lot 4, Block 39 First Addition to the City of Klamath Falls, Oregon, Lot 6 and a portion of Lot 7, Block 17 of Ewauna Heights Addition to the City of Klamath Falls, Oregon, said parcel being more particularly described as follows:

Beginning at the most Northerly corner of said Lot 4 Block 39, First Addition to City of Klamath Falls, Oregon, said point being on the Southeasterly line of Grant Street; thence South $51^{\circ}15'$ East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South $51^{\circ}15'$ East to a point on the Southeasterly line of Lot 7 Block 17, Ewauna Heights Addition to Klamath Falls, Oregon, said point being North $39^{\circ}05'$ East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South $39^{\circ}05'$ West, along the Southeasterly lines of Lot 7 and Lot 6, Block 17, Ewauna Heights, a distance of 86.6 feet, more or less, to the most Southerly corner of said Lot 6; thence North $50^{\circ}55'$ West, along the Southwesterly line of said Lot 6, to the Southeasterly line of Grant Street; thence North $39^{\circ}05'$ East, along the Southeasterly line of Grant Street a distance of 37.0 feet to the Northerly line of said Lot 6; thence continuing North $38^{\circ}45'$ East, along the Southeasterly line of Grant Street a distance of 49.6 feet to the point of beginning.

APN: 3809-032BD-02500

Parcel 2

Lot 34 in Block 22, 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 County, Oregon.