

2022-013874

Klamath County, Oregon

12/01/2022 02:22:01 PM

Fee: \$92.00

Grantor
N & S Investments, LLC 31373 SW Chia Loop Wilsonville, OR 97070
Grantee
Scott A. Sayyah and Nathan D. Sayyah 31373 SW Chia Loop Wilsonville, OR 97070
After recording return to
Scott A. Sayyah and Nathan D. Sayyah 31373 SW Chia Loop Wilsonville, OR 97070
Until requested, all tax statements shall be sent to
No Change-that of record Tax Acct No(s): 3809-028DC 08100, R375622

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

N & S Investments, LLC, Grantor, conveys to Scott A. Sayyah and Nathan D. Sayyah, Grantee, the real property described in the attached Exhibit A.

The true consideration for this conveyance is **0.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 30 day of November, 2022.

N & S Investments, LLC

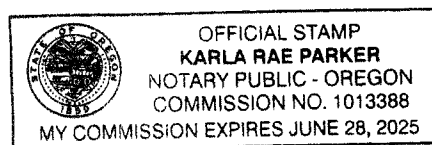
By: [Signature]  
Nathan D. Sayyah, Member

By: [Signature]  
Scott A. Sayyah, Member

STATE OF Oregon  
COUNTY OF Clatsop

This instrument was acknowledged before me this 30<sup>th</sup> day of November, 2022 by Nathan D. Sayyah, as Member, and Scott A. Sayyah, as Member of N & S Investments, LLC, on behalf of the company.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 6/28/2025



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 3, Block 14 of Dixon Addition, according to the official plat thereof on file in the office of the County Clerk,  
Klamath County, Oregon.