



Andrew Moratto  
2216 Midway Drive  
Santa Rosa, CA 95405  
Grantor's Name and Address

Moratto Investments LLC, an Oregon Limited Liability  
Company  
2216 Midway Dr.  
Santa Rosa, CA 95405  
Grantee's Name and Address

After recording return to:  
Moratto Investments LLC, an Oregon Limited Liability  
Company  
2216 Midway Dr.  
Santa Rosa, CA 95405

Until a change is requested all tax statements  
shall be sent to the following address:  
Moratto Investments LLC, an Oregon Limited Liability  
Company  
2216 Midway Dr.  
Santa Rosa, CA 95405

File No. 606681AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Andrew Moratto

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Moratto Investments 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:

The South one-half of Lot 32 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for the widening of Kane Street by instrument recorded December 2, 1963 in Volume 349 at page 474, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is to clear title .

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.

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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 25 day of September, 2023; 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.

~~Moratto Investments LLC, an Oregon Limited Liability Company~~

By: [Signature]  
Andrew Moratto, ~~Member~~ att

State of Oregon } ss  
County of Clatsop }

On this 25 day of September, 2023, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Andrew Moratto, 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Blumath  
Commission Expires: 10/1/2023

