



THIS SPACE RESERVED FOR

2018-014876

Klamath County, Oregon

12/11/2018 02:03:01 PM

Fee: \$87.00

2024-000122

Klamath County, Oregon

01/05/2024 08:30:02 AM

Fee: \$92.00

Mountain West Investment LLC

Grantor's Name and Address

Blue Sky Investment LLC, a Delaware Limited Liability
Company

314 S 7th St, PMB 124

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Blue Sky Investment LLC, a Delaware Limited Liability
Company

314 S 7th St, PMB 124

Klamath Falls, OR 97601

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

Blue Sky Investment LLC, a Delaware Limited Liability
Company

314 S 7th St, PMB 124

Klamath Falls, OR 97601

ReRecorded at the request of AmeriTitle to correct
the legal description. Previously recorded in
Instrument 2023-014876

File No. 266355AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Mountain West Investment LLC,

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

Blue Sky Investment LLC, a Delaware 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:

~~That portion of Lots 1 and 2, Block 18, Hot Springs Addition to the City of Klamath Falls, in the County
of Klamath, State of Oregon, lying Southerly of a line drawn 90 feet South of and parallel to the South
line of Manzanita Street~~

See Exhibit "A"

The true and actual consideration paid for this transfer, stated in terms of dollars, is no funds .

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 3 day of December, 2018; 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.

Mountain West Investment LLC

By: [Signature]
Greg Felder, Managing member

State of Oregon} ss
County of Klamath}

On this 3 day of December, 2018, before me,
Lynda West a Notary Public in and for said state, personally
appeared Greg Felder, known or identified to me to be the Managing Member in the Limited Liability Company known as
who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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: Klamath Falls, Oregon
Commission Expires: 1-30-21.

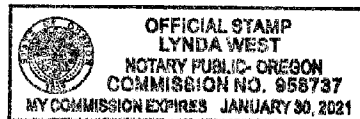


EXHIBIT "A"

266355AM

Parcel 1

That portion of Lots 1 and 2, Block 18, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, lying Southerly of a line drawn 90 feet South of and parallel to the South line of Manzanita Street

Parcel 2

A portion of Lot 2 in Block 18 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Block 18 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of said Lot 2, 90 feet; thence Easterly parallel with Manzanita Street, 37 1/2 feet; thence Northwesterly at right angles to Manzanita Street, 90 feet to the Southerly line of Manzanita Street; thence Southwesterly along the Southerly line of Manzanita Street, 37 1/2 feet to the place of beginning, in the County of Klamath, State of Oregon.