



00328166202400036280010012

05/09/2024 02:50:14 PM

Fee: \$82.00

Returned at Counter

| | |
|--|--|
| RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601 | MAIL TAX STATEMENTS: Scott & Kimberly Collinsworth 164 Peach Street Klamath Falls, OR 97601 |
|--|--|

Grantors:
Scott Collinsworth and
Kimberly Collinsworth
164 Peach Street
Klamath Falls, OR 97601

Grantee:
928 North 6th Street, LLC
an Oregon Limited Liability Company
C/O Scott Collinsworth and
Kimberly Collinsworth
164 Peach Street
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

Scott Collinsworth and Kimberly Collinsworth, as Tenants by the Entirety, Grantors convey to 928 North 6th Street, LLC, an Oregon Limited Liability Company, Grantee the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 1 in Block 13, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, and the Northeasterly rectangular 10 feet of Lot 2 adjoining Lot 1 in Block 13, FIRST ADDITION TO CITY OF KLAMATH FALLS, in the County of Klamath and State of Oregon

The true and actual consideration for this transfer is a business restructure (\$0.00).

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.

DATED this 9th day of May, 2024.



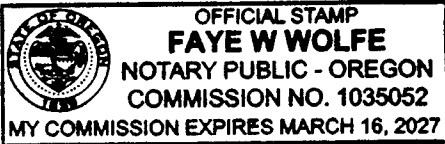
Scott Collinsworth, Grantor

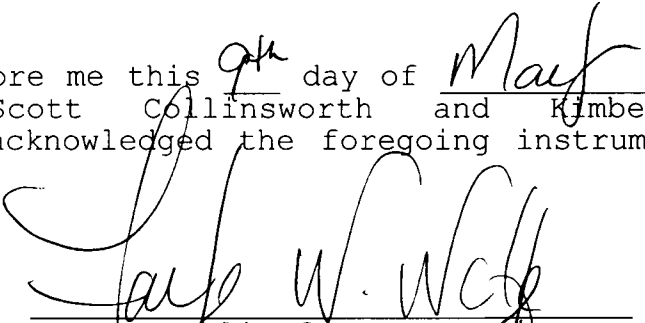


Kimberly Collinsworth, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 9th day of May, 2024, the above-named Scott Collinsworth and Kimberly Collinsworth, Grantors and acknowledged the foregoing instrument to be their voluntary act.





Notary Public for Oregon
My Commission expires: 3/16/27