

Grantor
Cash is King LLC
Grantee
Cash is King, LLC
After recording return to
Aubrey Enosaran 6908 Teal Drive Bonanza, OR 97623
Until requested, all tax statements shall be sent to
No Change-that of record
Tax Acct No(s): R-3811-009D0-03200-000, 463224

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

Cash is King LLC, Grantor, conveys to Aubrey Enosaran, Grantee, the real property described in the attached Exhibit A.

The true consideration for this conveyance is to remove the memorandum of contract recorded 7/8/2024 under fee number 2024-005771 in the Klamath county records. (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 29 day of September, 2024.

Cash is King LLC

By: [Signature]
Jordan Matin, Managing Member

STATE OF oregon

COUNTY OF clackamas

This instrument was acknowledged before me this 29 day of September, 2024 by Jordan Matin, as Managing Member, of Cash is King LLC, on behalf of the company.

[Signature]
Notary Public for oregon

My Commission Expires: ~~04/09/2026~~ 5/17/27

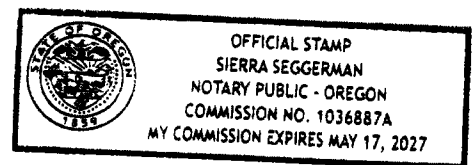


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 30 in Block 37, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.