

File No.: 24-145762

2024-010473

Klamath County, Oregon

12/04/2024 10:22:01 AM

Fee: \$92.00

Grantor
Cash is King, LLC, an Oregon limited liability company 5441 S Macadam Avenue Suite 208 Portland, OR 97239
Grantee
Linda L. Rossiter
After recording return to
Linda L. Rossiter 5607 Delaware Ave Klamath Falls, OR 97603
Until requested, all tax statements shall be sent to
Linda L. Rossiter 5607 Delaware Ave Klamath Falls, OR 97603
Tax Acct No(s): 3909-002DD 03801, 875471

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

Cash is King, LLC, an Oregon limited liability company, Grantor, conveys to Linda L. Rossiter, Grantee, the real property described in the attached Exhibit A.

The true consideration for this conveyance is : **To remove any interest arising from that certain recorded Memorandum of Sale, recorded May 30, 2024 as Instrument No.: 2024-004307** (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 21 day of June, 2024.

Cash is King, LLC

By: [Signature]
Jordan Matin, Authorized Member

STATE OF OREGON

COUNTY OF Clackamas

This instrument was acknowledged before me this 21 day of June, 2024 by Jordan Matin, as Managing Member, of Cash is King, LLC, an Oregon limited liability company, on behalf of the partnership.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/17/27

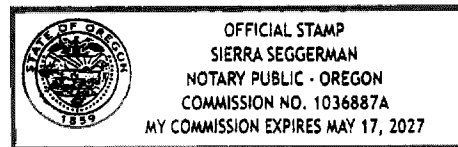


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 51-93, situated on Lot 43 of CLOVERDALE a subdivision in the SE ¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian and a portion of vacated Pennsylvania Avenue, filed March 3, 1994 in Records of the County Clerk of Klamath County, Oregon.