

**M06-11424**

Klamath County, Oregon

06/06/2006 11:15:17 AM

Pages 2 Fee: \$26.00



After recording return to:

Oz Investment LLC

13500 SW 72nd Ave

Suite 210

Portland, OR 97223

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

Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

File No.: () 781705

Date: May 16, 2006

### STATUTORY BARGAIN AND SALE DEED

**TLCZ Investment LLC**, Grantor, conveys to **Oz Investment LLC**, Grantee, the following described real property:

Lot 5, Block 1, Tract 1249, Re-Subdivision of Lot 4, Block 1, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

AND:

The westerly 50.00 feet of Lot 4, Block 1, Tract 1249, Re-Subdivision of Lot 4, Block 1, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$other than money**. (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 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 6<sup>th</sup> day of June, 2006.

26.7

APN:

Bargain and Sale Deed  
- continued

File No.: **Adrien (ALF)**  
Date: **05/16/2006**

  
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**Mark Zimel, member**

STATE OF Oregon                    )  
  )ss.  
County of Klamath                 )

This instrument was acknowledged before me on this 6 day of June, 2006  
by **Mark Zimel as member of TLCZ Investment LLC.**

  
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Notary Public for Oregon  
My commission expires: 12-3-06

