

2007-004652

Klamath County, Oregon



00017655200700046520030033

03/19/2007 12:43:35 PM

Fee: \$31.00

1st 07-094

BARGAIN AND SALE DEED

R. LARRY DECK, ELIZABETH J. DECK and JOHN R. DECK, Grantor,  
conveys to  
DECK CEDAR GARDEN, LLC, an Oregon Limited Liability Company, Grantee

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 anywise appertaining, situated in the County of LANE, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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, 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.

The true consideration for this conveyance is \$0.

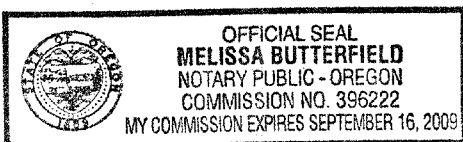
Dated this 13<sup>th</sup> day of March, 2007.

R. Larry Deck  
R. LARRY DECK  
Elizabeth J. Deck  
ELIZABETH J. DECK  
John R. Deck  
JOHN R. DECK

First American Title Ins. Co. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon  
County of LANE

This instrument was acknowledged before me on March 13, 2007 by R. LARRY DECK, ELIZABETH J. DECK and ~~JOHN R. DECK~~ NR



Melissa Butterfield  
(Notary Public for Oregon)  
My commission expires 9-16-09

R. LARRY DECK  
\_\_\_\_\_  
\_\_\_\_\_  
GRANTOR'S NAME AND ADDRESS

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

DECK CEDAR GARDEN, LLC  
P.O. BOX 50325  
EUGENE, OR 97405  
GRANTEE'S NAME AND ADDRESS

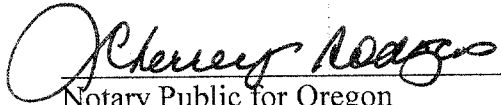
After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

State of Oregon

County of CURRY } ss.

Personally appeared before me this 14<sup>th</sup> day of March, 2007 the above named John R. Deck and acknowledged the foregoing instrument to be his/her/their voluntary act.  
Before me:

(SEAL)

  
Notary Public for Oregon  
My commission expires: MAY 17 2010

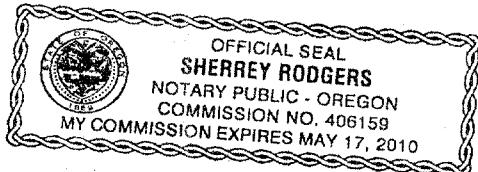


EXHIBIT A

LOTS 25 THROUGH 48 INCLUSIVE, IN BLOCK 5 AND LOTS 7 THROUGH 24 INCLUSIVE, IN BLOCK 8 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF VACATED CANNON STREET, WHICH INURED THERETO.

APN: R519683

APN: R519594

APN: R519629