

MTCT78607

THIS SPACE

2007-007093

Klamath County, Oregon



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04/17/2007 03:16:59 PM

Fee: \$26.00

T & M PROPERTY HOLDINGS, LLC

321 NW 53RD STREET

REDMOND, OR 97756

Grantor's Name and Address

THOMAS M. FARRUGGIA

321 NW 53RD STREET

Redmond, OR 97756

Grantee's Name and Address

After recording return to:

GRANTEE

ADDRESS NOTED ABOVE

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

GRANTEE

ADDRESS NOTED ABOVE

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That, T & M PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THOMAS M. FARRUGGIA, 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 anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit

The Northeasterly 47 feet of Lots 13 and 14 in Block 21 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is 0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13 day of April 2007; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

T & M PROPERTY HOLDINGS, LLC

BY:

THOMAS M. FARRUGGIA, MANAGER-MEMBER

BY:

MARY E. FARRUGGIA, MANAGER-MEMBER

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LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF OREGON

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) SS.
)

COUNTY OF DESCHUTES

On this 13th day of April ~~MARCH~~ 2007, before me, Vicki L Bulkley the undersigned Notary Public, personally appeared THOMAS M. FARRUGGIA AND MARY E. FARRUGGIA and known to me to be members or designated agent of the limited liability company that executed this instrument, and acknowledge this instrument to be the free and voluntary act of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this instrument and in fact executed this instrument on behalf of the limited liability company.



Notary Public in and for the State of OREGON

My commission expires: 10-15-08

