

MTC 79795

RANDALL SIMONSON DBA COMMERCIAL REDEVELOPMENT
AUTUMN ONE FLP

THIS SPA

2007-013829
Klamath County, Oregon



08/06/2007 01:41:33 PM

Fee: \$26.00

Grantor's Name and Address

AUTUMN THREE LLC
WASHBURN II LLC
PO BOX 970
Medford, OR 97501

Grantee's Name and Address

After recording return to:
AUTUMN THREE LLC
WASHBURN II LLC
PO BOX 970
Medford, OR 97501

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

GRANTEE
PO BOX 970
Medford, OR 97501

Escrow No. AP0782683

BSDBUYER

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RANDALL SIMONSON DOING BUSINESS AS COMMERCIAL REDEVELOPMENT CO., AN OREGON ASSUMED BUSINESS NAME AS TO AN UNDIVIDED 1/2 INTEREST AND THE AUTUMN ONE FAMILY LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 1/2 INTEREST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto AUTUMN THREE LLC, AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 1/2 INTEREST and WASHBURN II LLC AN OREGON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON

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:

Parcel 1 of Land Partition 18-06, said Land Partition being a replace of Parcel 3 of Land Partition 34-04, said Land Partition being situated in the NW 1/4 NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH AN easement for access and parking as created by instrument recorded May 2, 2003 in Volume M03 page 29119, Microfilm Records 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 25 day of July 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

Randy Simonson dba Commercial Redevelopment

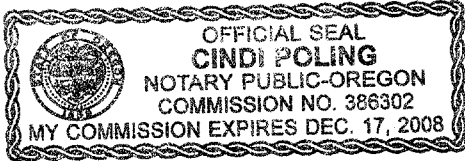
Autumn One Family Limited Partnership
By:
John Blatter, General Partner

State of Oregon
County of Jackson

This instrument was acknowledged before me on July 25, 2007 by RANDALL SIMONSON.

Cindi Poling
(Notary Public for Oregon)

My commission expires 12/17/2008



State of Oregon
County of Jackson

This instrument was acknowledged before me on July 25, 2007 by JOHN E BATZER, GENERAL PARTNER OF AUTUMN ONE FAMILY LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP

Cindi Poling
(Notary Public for Oregon)

My commission expires 12/17/2008

