

2007-014536

Klamath County, Oregon



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08/17/2007 08:47:33 AM

Fee: \$21.00

Return to and mail tax statements to:  
Kelly & Darren Ravassipour  
149 Littrell Dr.  
Medford, OR 97504

**DEED AND BILL OF SALE**

This **Deed and Bill of Sale**, dated this 9<sup>th</sup> day of August, 2006 by and between Dr. Ronald G. Worland and I. Lou Worland, husband and wife, hereinafter collectively called "**Seller**", and Dr. Darren B. Ravassipour and Kelly W. Ravassipour, husband and wife, collectively hereinafter called "**Buyer**."

**WITNESSETH:**

**Seller** hereby bargains, sells, and conveys all buildings, improvements, fixtures and personal property located at Lost S7, Lake of the Woods, Klamath County, Oregon, hereinafter collectively called "**Property**."

**Property** shall include all state and federal water rights currently and previously associated and in use to the premises. Further, **Property** shall include all docks, outbuildings, and outbuilding contents, including but not limited to powerboat, and any and all other watercraft and associated personal property located thereon.

This Deed and Bill of Sale transfers and conveys all **Property** located at the premises referenced above, excepting the Real Property, which property is owned by USDA Forest Service and subject to a special use permit authorized by USDA Forest Service, Permit No.: S7.

The **Seller** warrants to **Buyer** they have good and marketable title to said **Property**, full authority to sell and transfer said **Property**, and that said **Property** is sold free of all liens, encumbrances, liabilities, and adverse claims of every nature and description whatsoever.

**Seller** further warrants to **Buyer** that they will fully defend, protect, indemnify and hold harmless the **Buyer** and its lawful successors and assigns from any adverse claims made thereto by all persons whomsoever.

Said **Property** is sold in "as-is" condition and where presently located without any warranties expressed or implied.

The true and actual consideration paid for this transfer is \$350,000.

"SELLER"

DR. RONALD G. WORLAND

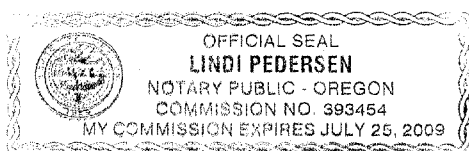
I. LOU WORLAND

"BUYER"

DR. DARREN B. RAVASSIPOUR

KELLY W. RAVASSIPOUR

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SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF JULY 2007

  
NOTARY PUBLIC FOR OREGON  
EXPIRES 7.25.09