

2007-021196
Klamath County, Oregon



12/20/2007 11:21:16 AM

Fee: \$21.00

After Recording Return To:

Muhlheim Boyd, LLP
88 E. Broadway
Eugene, OR 97401

Assessed @ Counter

Until a Change is Requested,
Mail Tax Statement To:
Land Sales Group, LLC
P.O. Box 203
Midland, OR 97634-0203

NON-MERGER BARGAIN AND SALE DEED

Teodora Ibale Kubik, Grantor, hereby conveys to Land Sales Group, LLC, Grantee, the following described real property:

Lot 16, Block 8, Unit 1 of Oregon Shores, Tract 1053, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon

This Deed is absolute in effect and conveys fee simple title to the Property to Grantee. This Deed does not operate as a mortgage, trust deed, trust conveyance, or security device of any kind.

This Deed does not effect a merger of the fee ownership and the lien of the Deed of Trust described below. The fee and the lien shall hereafter remain separate and distinct. Grantee reserves its rights to foreclose its lien at any time as to any party with any claim, interest, or lien on the Property. Grantee does not expressly or impliedly agree to assume or pay any contract balances, debts, liens, charges, or obligations which relate or are attributable to the Property.

Grantor hereby waives, surrenders, conveys and relinquishes any equity of redemption and statutory rights of redemption concerning the Property and the Deed of Trust described below. Grantor is not acting under any misapprehension as to the legal effect of this deed, or under any duress, undue influence, or misrepresentation of Grantee, his agent, attorney, or any other person.

The true consideration for this transfer is Grantee's forbearance to foreclose.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

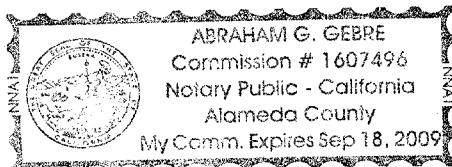
Dated this 19th day of October, 2007.

Teodora A. Kubik

STATE OF CALIFORNIA)

County of Alameda) ss.

This instrument was acknowledged before me on Oct. 19, 2007 by Teodora Ibale Kubik.



Abraham G. Gebre
Notary Public for California

My Commission Expires: Sept. 18, 2009