

NYC 1396-9297

Mary Rose, LLC

2660 NE Highway 20 Ste 610 #202

Bend, OR 97701

Grantor's Name and Address

Kenneth E. Thomas

61573 Orion

Bend, OR 97702

Grantee's Name and Address

After recording return to:

Kenneth E. Thomas

61573 Orion

Bend, OR 97702

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

Kenneth E. Thomas

61573 Orion

Bend, OR 97702

THIS SP/

2008-001009

Klamath County, Oregon



00039015200800010090010013

01/24/2008 11:29:12 AM

Fee: \$21.00

BSD

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Mary Rose, LLC, an Oregon Limited Liability Company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Kenneth E. Thomas and Kristin L. Thomas, as tenants by the entirety, 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:

**Lot 5, Block 2 of Tract 1145, NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

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 **to change vesting**.

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 23<sup>rd</sup> day of January, 2008; 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.

Mary Rose, LLC

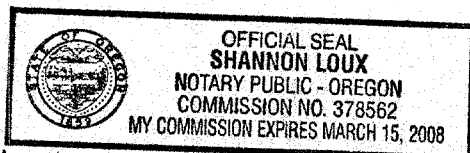
BY: Kenneth E. Thomas  
Kenneth E. Thomas, Member

BY: Kristin L. Thomas  
Kristin L. Thomas, Member

AMERITITLE 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 Deschutes

This instrument was acknowledged before me on January 23, 2008 by Kenneth E. Thomas and Kristin L. Thomas as Members of Mary Rose, LLC.



(Notary Public for Oregon)

My commission expires 3/15/08

21AMT