

MT 13910-94310

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Trustees of the Basser Trust

2008-008659

Klamath County, Oregon

Grantor's Name and Address

Laureu Marken II, LLC



00048002200800086590020021

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Laureu Marken II, LLC

SPACE RE  
FO  
RECORDE

06/16/2008 11:31:23 AM

Fee: \$26.00

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Reuben S. Brasser and Laura Brasser, Trustees of the Reuben S. and Laura Brasser Trust

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Laureu Marken II, LLC, a Delaware Limited Liability Company

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

see Legal description attached hereto and made a part hereof by this reference as Exhibit "A"

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$611,310.80. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 on 6/13/08; if grantor is a corporation, 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.

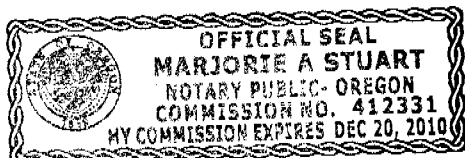
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Reuben S. Brasser  
Reuben S. Brasser, Trustee  
Laura Brasser  
Laura Brasser, Trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_

This instrument was acknowledged before me on 6/13/08  
by Reuben S. Brasser and Laura Brasser  
as Trustees  
of the Reuben S. and Laura Brasser Trust



Notary Public for Oregon

My commission expires 12/20/10

26 AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

Parcel 1 of Minor Land Partition No 23-90, said land partition being situated in the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said land also being more particularly described as follows

A tract of land situated in the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows

Beginning at a point on the Southerly right of way line of Laverne Avenue, from which the East ¼ corner of said section 9 bears North 86° 14' 20" East 661 54 feet, thence South 00° 11' 08" West 883 24 feet, thence South 89° 12' 23" East 610 00 feet to a point on the Westerly right of way of Washburn way, thence North 00° 11' 08" East, along said Westerly right of way line, 865 58 feet, thence North 44° 37' 14" West 28 38 feet to a point on the Southerly right of way line of Laverne Avenue, thence North 89° 25' 35" West 589 98 feet to the point of beginning, with bearings based on record of survey 5000 on file at the office of Klamath County Surveyor

**PARCEL 2**

Parcel 1 of Land Partition No 40-00, said land partition being a portion of Parcel 2 of Minor Land Partition No 23-90, said land partition being situated in the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and also being more particularly described as follows

Beginning at a point, being the Northeast corner of Parcel 2 "Minor Land Partition No 23-90", from which the ¼ corner common to sections 9 and 10 bears North 86° 14' 20" East 661 54 feet, thence along the boundary of said Parcel 2, South 00° 11' 08" West 883 24 feet, thence North 47° 44' 52" West 903 67 feet, thence North 00° 01' 50" East 282.33 feet to the Southerly right of way line of Laverne Avenue, thence South 89° 25' 35" East 671 63 feet to the point of beginning, with bearings based on record of survey 5000 on file at the office of Klamath County Surveyor

TOGETHER WITH an easement for ingress and egress driveway and roadway as granted by instrument recorded September 4, 2003 in Volume M03, page 65458, Microfilm Records of Klamath County, Oregon

Tax Account No      3909-009D0-00101-000  
Tax Account No      3909-009D0-00102-000

Key No              794055  
Key No              885508