

CURTIS V. WOMELSDORF

889 BUTTE FALLS HWY

EAGLE POINT, OR. 97524

Grantor's Name and Address

C & L DEVELOPMENT LLC

889 BUTTE FALLS HIGHWAY

EAGLE POINT, OR 97524

Grantee's Name and Address

After recording return to:

C & L DEVELOPMENT LLC

889 BUTTE FALLS HIGHWAY

EAGLE POINT, OR 97524

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

C & L DEVELOPMENT LLC

889 BUTTE FALLS HIGHWAY

EAGLE POINT, OR 97524

Escrow No. AP0785973

BSD

2008-009348

Klamath County, Oregon



00048811200800093480010014

06/25/2008 03:37:15 PM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CURTIS V. WOMELSDORF, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto C & L DEVELOPMENT LLC, AN OREGON 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 anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

Legal: That portion of Lot 20, Tract No. 1465, MADSEN CORNER SUBDIVISION, according to the official plat there of on file in the office of the County Clerk of Klamath County, Oregon being more particularly described as follows:

Beginning at the corner common to Lots 17, 18 and 20 of said subdivision, thence South 15°14'51" East along the line common to Lots 17 and 20, 105.67 feet to the Northerly right-of-way line of Haderlie avenue, 29.50 feet from centerline when measured perpendicularly to said centerline; thence 17.61 feet along the arc of a 120.50 foot radius curve to the right and along said right-of-way line, through a central angle of 76°50'16" (the chord of which bears South 53°45'48" East, 17.59 feet) to a point of non-tangency; thence leaving said right-of-way line, North 06°25'29" West, 113.31 feet to the Westerly property line of said lot 18; thence South 15°14'51" East along said Westerly line, 9.01 feet to the point of beginning

Pursuant to Lot line
Adjustment 01-08

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 **\$0.00**.

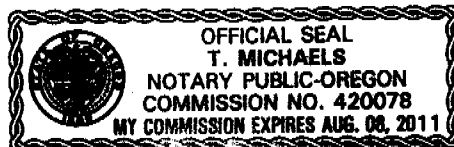
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 24 day of June, 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.

BY: Curtis V. Womelsdorf
CURTIS V. WOMELSDORF

State of Oregon
County of JACKSON



This instrument was acknowledged before me on June 24, 2008 by CURTIS V. WOMELSDORF.

(Notary Public for Oregon)

My commission expires 8-8-2011

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