

2008-009756

Klamath County, Oregon



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07/07/2008 01:54:05 PM

Fee: \$26.00

RUSSELL CLARK ALVEIN, JR.
20930 PEACE PIPE LANE
PO BOX 9
SPRAGUE RIVER, OREGON 97639

Grantor's Name and Address

LANETA R. RICO
2274 N. CECELIA
FRESNO, CA 93722

Grantee's Name and Address

After Recording Return to:
And Until requested otherwise, send all tax statements to:

LANETA R. RICO
2274 N. CECELIA
FRESNO, CA. 93722

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RUSSELL CLARK ALVEIN, JR. hereinafter called grantor, does hereby, bargain, sell, grant and convey unto LANETA R. RICO hereinafter referred to as Grantee, and unto Grantees 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To Have and to Hold the same unto grantee, grantees heirs, successors and assigns forever;

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$39,715.97. However the actual consideration for this transfer consist of, or includes other value tendered which is the whole sum.

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 individuals.

In witness whereof, the grantor has executed this instrument on 7-7-, 2008.

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 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.

DATED: 7-7-08

RUSSELL CLARK ALVEIN, JR.

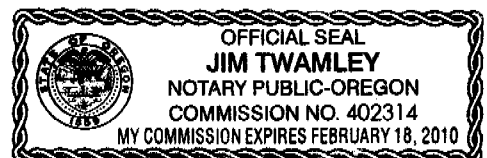
STATE OF OREGON)
) ss
COUNTY OF KLAMATH)

This instrument was acknowledged before me on 7 day of July 2008

by RUSSELL CLARK ALVEIN, JR.

Notary Public for Oregon

My commission expires: February 18, 2010



Returned to Counter

ATTACHMENT "A"

The referenced property is commonly known as "The Feed Bag Café" at 23401 Sprague River Rd., Sprague River, OR. 97639

LEGAL DESCRIPTION

PARCEL 1:

Lots 1, 2, 3 and 4, Block 11, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 20, 21, 22 and 23, Block 11, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.