

MT082794

THIS SPAC

2008-010091

Klamath County, Oregon



00049718200800100910020026

07/14/2008 11:37:14 AM

Fee: \$26.00

Grantor's Name and Address

The Autumn One Family Limited Partnership

Grantee's Name and Address

After recording return to:

The Autumn One Family Limited Partnership

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

The Autumn One Family Limited Partnership

No Change

Escrow No. AP0786441

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That THE AUTUMN ONE FAMILY LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 1/2 INTEREST AND RANDALL SIMONSON DOING BUSINESS AS COMMERCIAL REDEVELOPMENT CO., AN OREGON ASSUMED BUSINESS NAME AS TO AN UNDIVIDED 1/2 INTEREST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE AUTUMN ONE FAMILY LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 1/2 INTEREST AND WASHBURN JV, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 1/2 INTEREST

, 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:

AS SET FORTH IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

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 11<sup>th</sup> day of July, 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.

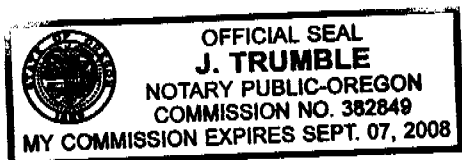
John E. Batzer

Randall Simonson

State of Oregon

County of Jackson

This instrument was acknowledged before me on July 11, 2008 by JOHN BATZER for AUTUMN ONE FLP



(Notary Public for Oregon)

My commission expires 9-7-08

Exhibit A

Parcel 2 of Land Partition 34-04 being a replat of Parcel 2 of Land Partition 46-02,  
situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the  
Willamette Meridian, Klamath County, Oregon.

State of Oregon  
County of JACKSON

On this 11th day of July, 2008, before me, Gena Whipple the undersigned, a Notary Public in and for said State, personally appeared Randall Simonson, ~~as Manager of Washburn JV, LLC a Limited Liability Company,~~ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

\*dba Commercial Redevelopment Co.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Gena Whipple  
Notary Public for Oregon  
Residing at: Medford  
Commission Expires: 10-22-09

