

2008-010503
Klamath County, Oregon



00050240200800105030020025

LANETA R. RICO
2274 NO. CECELIA
FRESNO, CA 93722

Grantor's Name and Address

ROBERT J. SANDERS AND JUNE G. SANDERS
19355 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OR. 97639

Grantee's Name and Address

After Recording Return to:
And Until requested otherwise, send all tax statements to:
ROBERT J. SANDERS AND JUNE G. SANDERS
19355 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OR. 97639

Fee: \$26.00

07/23/2008 09:42:34 AM

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LANETA R. RICO hereinafter called grantor, does hereby, bargain, sell, grant and convey unto ROBERT J. SANDERS AND JUNE G. SANDERS, as husband and wife, or the survivor thereof, Grantees, 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 \$141,261.52
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 7-17, 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: 7-17-2008

Janeta R. Rico
LANETA R. RICO

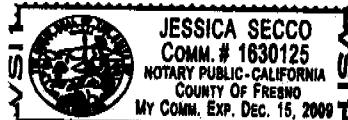
STATE OF CALIFORNIA)
) ss
COUNTY OF FRESNO)

This instrument was acknowledged before me on 17th day of July 2008

by LANETA R. RICO

Notary Public for California JESSICA SECCO, Jessica Secco

My commission expires: DECEMBER 15th, 2009



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.

*Unofficial
Copy*