

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



Rogue River Mortgage LLC
P.O. Box 706
Grants Pass, Or 97528
Grantor's Name and Address
Cortez, LLC
P.O. Box 697
Grants Pass, Or 97528
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Cortez, LLC
P.O. Box 697
Grants Pass, Or 97528
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Cortez LLC
P.O. Box 697
Grants Pass, Or 97528

2008-011254
Klamath County, Oregon



SPACE RESE
FOR
RECORDER

08/08/2008 11:15:02 AM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Rogue River Mortgage LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Cortez LLC

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:

The NE1/4 NW1/4 lying Southwesterly of State Highway 140 in Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, LESS AND EXCEPT that portion deeded to the State Highway Commission, recorded April 29, 1968 in Volume M68, page 3409, Microfilm Records of Klamath County, Oregon.

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 \$ 338,026.84. 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 ®, 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 August 7, 2008; 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 197.352. 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 APPROVED USES, 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 197.352.

Anthony L. Costantino,
Managing Partner

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on _____,

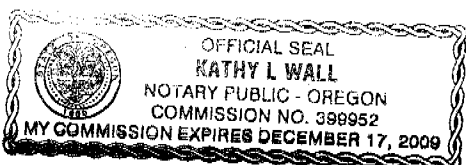
by _____,

This instrument was acknowledged before me on Aug. 7, 2008,

by Anthony L. Costantino

as Managing Partner

of Rogue River Mortgage LLC



Kathy L. Wall
Notary Public for Oregon

My commission expires 12-17-09