

2009-001268

Klamath County, Oregon



00059702200900012680030034

02/03/2009 12:40:46 PM

Fee: \$31.00



After recording return to:  
FB Properties LLC

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

File No.: ~~7021-1282040~~ (ALF)  
Date: February 03, 2009

### STATUTORY BARGAIN AND SALE DEED

**Crescent Moon Development Corp.**, Grantor, conveys to **FB Properties LLC**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 3 day of January, 2009

Returned to County

34

APN: R78917

Bargain and Sale Deed  
- continued

File No.: 7021-1282040 (ALF)  
Date: 02/03/2009

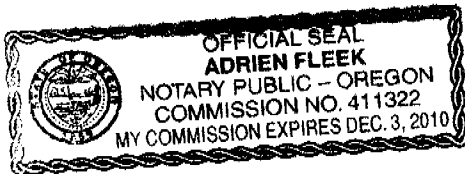
Frances M Bennett  
**Frances Bennett**

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 3 day of January 2009  
by **Frances Bennett**.

Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-3-10



APN: R78917

Bargain and Sale Deed  
- continued

File No.: 7021-1282040 (ALF)  
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**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 29 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPTING ANY PORTION CONTAINED IN THE RIGHTS OF WAY OF THE DALLES CALIFORNIA HIGHWAY U.S. 97 AND EAST DIAMOND LAKE HIGHWAY STATE 230.**