



00070482200900104790030039

08/04/2009 08:44:31 AM

Fee: \$31.00

Send tax statements to:  
Same as current.

After recording, return to:  
Michael P. Kearney, P.C.  
Attorney at Law  
800 Willamette Street, Suite 800  
P.O. Box 1758  
Eugene, OR 97440-1758

**BARGAIN AND SALE DEED**  
(Statutory Form)

Lee E. Rubenstein and Julie D. Rubenstein, husband and wife, as to an undivided 50/174th interest; Blazer Construction Company Inc., an Oregon corporation, as to an undivided 64/174th interest; Langton Living Trust, dated August 23rd, 2000, as to an undivided 48/174th interest; and Brooke Bryant Living Trust dated September 21st, 2002, as to an undivided 12/174th interest, hereinafter collectively called Grantor, convey to Jason Fisher, LLC, an Oregon limited liability company, Grantee, all of the Grantor's interest in the following described real property situated in Klamath County, Oregon:

Lots 1, 2 and 3, Block 44, MALIN SUPPLEMENTAL PLAT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 013 MAP: 4112-016DA TL: 03100 KEY:124136

The true consideration for this conveyance is other than money.

**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, 195.301 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.**

DATED this \_\_\_\_ day of \_\_\_\_, 2009.

Julie D. Rubenstein

Langton Living Trust, dated August 23rd, 2000

By:   
Marion L. Langton

Lee E. Rubenstein

Blazer Construction Company Inc.

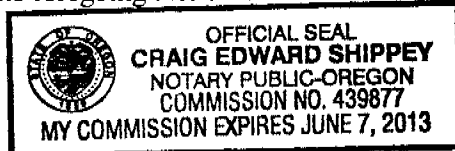
By:   
Brooke Bryant Living Trust

dated September 21st, 2002

By:   
Jason Fisher

STATE OF OREGON )  
: ss.  
County of WASHINGTON )

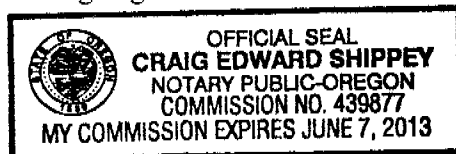
Personally appeared before me this 7<sup>th</sup> day of July, 2009, the above, Lee E. Rubenstein, and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]  
Notary Public for OREGON

STATE OF OREGON )  
: ss.  
County of WASHINGTON )

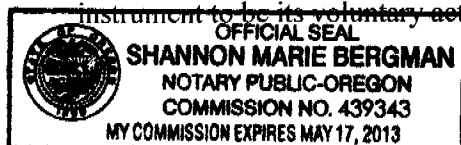
Personally appeared before me this 7<sup>th</sup> day of July, 2009, the above, Julie D. Rubenstein, and acknowledged the foregoing instrument to be her voluntary act and deed.



[Signature]  
Notary Public for OREGON

STATE OF OREGON )  
: ss.  
County of Clackamas )

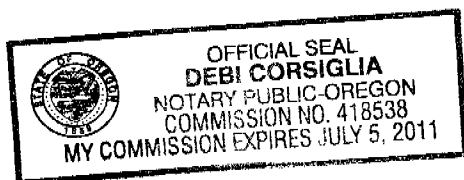
Personally appeared before me this 23<sup>rd</sup> day of July, 2009, the above, Carel Williams as President of Blazer Construction Company, Inc., and acknowledged the foregoing instrument to be its voluntary act and deed.



[Signature]  
Notary Public for OREGON

STATE OF OREGON )  
: ss.  
County of Columbia )

Personally appeared before me this 2 day of July, 2009, the above, Marvin Langton Evelyn M. Langton Trustee Langton Living Trust, dated August 23rd, 2000, and acknowledged the foregoing instrument to be its voluntary act and deed.



[Signature]  
Notary Public for OREGON

STATE OF OREGON                    )  
  : ss.  
County of Washington )

Personally appeared before me this 8<sup>th</sup> day of July, 2009, the above, Brooke Bryant as  
Trustee Brooke Bryant Living Trust dated September 21st, 2002, and acknowledged the foregoing  
instrument to be its voluntary act and deed.



Renae Shippey  
Notary Public for OREGON  
Comm exp Oct 26, 2012