

UTC 1396-9662

THIS SPACE

2009-010715

Klamath County, Oregon

RAUL A. MIRANDE & KARRI K. MIRANDE
1290 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601

Grantor's Name and Address



00070775200900107150020025

08/10/2009 11:04:07 AM

Fee: \$26.00

KKM PROPERTIES, LLC
1290 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:
KKM PROPERTIES, LLC
1290 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601

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

KKM PROPERTIES, LLC
1290 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That, **RAUL A. MIRANDE and KARRI K. MIRANDE**, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **KKM PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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**.

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 7th day of August 2009, 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.

RAUL A. MIRANDE

KARRI K. MIRANDE



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 7, 2009 by a **RAUL A. MIRANDE AND KARRI K. MIRANDE**.

Heather Sciurba
(Notary Public for Oregon)

My commission expires Feb 9, 2010

26amt

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly boundary of that parcel conveyed at page 5894 of Volume M69 of the Klamath County Deed Records from which the monument marking the center quarter corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0° 51' West 657.1 feet distant and the Northeasterly corner of said parcel bears North 0° 51' East 182.0 feet distant; thence North 87° 49' 20" West 157.9 feet to a point; thence South 16° 59' 30" West 50.75 feet to a point; thence along a circular curve to the left (which has a radius of 19.5 feet, a central angle of 94° 00' 00" and a long chord which bears South 49° 38' 30" West 28.6 feet) a distance of 32.00 feet to a point; thence South 2° 38' 30" West 39.5 feet to a point; thence South 87° 49' East 194.8 feet to a point on the Easterly boundary of said parcel conveyed at page 5894 of Volume M69 of Klamath County Deed Records; thence North 0° 51' East along the Easterly boundary of said parcel 107.95 feet, more or less, to the point of beginning.

TOGETHER WITH the right of ingress over an existing single lane roadway between the Westerly boundary of the above described parcel and the Easterly boundary of Campus Drive.

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.