

2010-002479

Klamath County, Oregon



00080249201000024790020022

02/19/2010 08:18:38 AM

Fee: \$42.00

After recording return to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Howard's Meat Center, LLC
5717 South 6th Street
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

Michael L. Howard and Cheryl A. Howard, Grantors, convey to Howard's Meat Center, LLC, an Oregon limited liability company, Grantee, the following described real property:

Lot 15, Pleasant Home Tracts No. 2, Klamath County, Oregon

Commonly known as 5717 South 6th Street, Klamath Falls, Oregon

Map Tax Lot: R-3909-002AD-07900-000 Property ID Number: R513572

There is no true and actual consideration for this conveyance. It is done for estate planning purposes.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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,

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CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12th day of February, 2010.

Michael L. Howard
Michael L. Howard

Cheryl A. Howard
Cheryl A. Howard

STATE OF OREGON)
) ss.
County of Klamath)

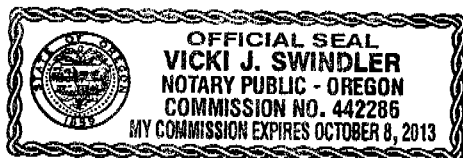
This instrument was acknowledged before me on February 12th, 2010, by Michael L. Howard.



Vicki Swindler
Notary Public for Oregon
My commission expires: 10-8-2013

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on February 12th, 2010, by Cheryl A. Howard.



Vicki Swindler
Notary Public for Oregon
My commission expires: 10-8-2013