MTC 13910-4942

THIS SPACE RE

2010-002709 Klamath County, Oregon

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02/26/2010 03:23:22 PM

Fee: \$47.00

PO BOX 4687

MEDFORD, OR 97501

Grantor's Name and Address

ROBERT M. REED

PO BOX 1322

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

ROBERT M. REED

PO BOX 1322

KLAMATH FALLS, OR 97601

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

BM2W LLC

ROBERT M. REED PO BOX 1322

KLAMATH FALLS, OR 97601

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BM2W LLC, an Oregon Limited Liability Company and SCOTT A. WISE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT M. REED and JACQUELINE M. REED, as tenants by the entirety, 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:

Lot 33, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$140,000.00.

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.

AMERITITLE, has recorded this instrument by request as an accomodation 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.

47.amt

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. In Witness Whereof, the grantor has executed this instrument this February day of 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. BM2W LLC mongen MICHAEL MCCULLOCH, MEMBER State of Oregon County of This instrument was acknowledged before me on , 2010 by David C. Boals as Member of BM2W LLC. (Notary Public for Oregon) My commission expires State of Orego County of This instrument was acknowledged before me on 2010 by Michael McCulloch as Member of BM2W LLC. (Notary Public for Oregon) OFFICIAL SEAL
J L HOFMANN
NOTARY PUBLIC-OREGON My commission expires & -COMMISSION NO. 404815 COMMISSION EXPIRES JUNE 10, 2010 State of Oregon County of This instrument was acknowledged before me on , 2010 by Scott A. Wise. (Notary Public for Oregon)

My commission expires

BM2W LLC		/	
BY: Signed in co DAVID C. BOALS, M Signed in Michael Mccullo	SUNTERPARE EMBER COUNTERPARE DCH, MEMBER	SCOTT A. WISE	W:
State of Oregon County of		A STATE OF THE PARTY OF THE PAR	
This instrument was ackn	owledged before me on	2010 by David C. Boals as Mo	ember of BM2W LLC.
	(Notary Public for Oregon)	and the second	
· Carriera C	My commission expires		
State of Oregon County of	As a continuous contract and anti-standard contract of the con	•	-
This instrument was ackn	owledged before me on	, 2010 by Michael McCulloch	s Member of BM2W LLC.
	(Notary Public for Oregon)	- C	

State of Oregon County of

This instrument was acknowledged before me on Florwary 22 2010 by Scott A. Wise.

(Notary Public for Oregon)

My commission expires

