

2010-004042

Klamath County, Oregon



00082151201000040420030035

When recorded return to:

Barbara L. Graves and Steven M. Graves
PO Box 1346
Chiloquin, OR 97624

04/02/2010 03:20:14 PM

Fee: \$47.00

Until change, tax statement shall
be sent to: (SAME AS ABOVE)

ATE 67564

STATUTORY BARGAIN AND SALE DEED

M5236 WT

S-CAP 09-5080 LLC, a Delaware Limited Liability Company, hereinafter called grantor, does hereby grant, bargain, sell and convey unto Barbara L. Graves and Steven M. Graves, wife and husband, hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 6, Tract No. 1281, Pine Meadow Village Phase 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Acct #: R892933

Abbreviated Legal: Lot(s) 6, Tract 1281, of Pine Meadow Village Phase 1

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$ 10.00 and other valuable consideration

In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of March, 2010.

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

wcbstdced

ATE 47

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.

S-CAP 09-5080 LLC, a Delaware Limited
Liability Company

By: Sierra Capital Investment Partners, Inc., a
Delaware
Corporation, It's Manager, By: Keffer Norris,
CFO/President

STATE OF California } ss.
County of _____

This instrument was acknowledged before me on _____, by Keffer Norris
CFO/President of Sierra Capital Investment Partners, Inc. manager of S-CAP 09-5080 LLC

Notary Public for the State of California
My appointment expires:

Notary is attached using an All Purpose Notary Acknowledgment Form

Bargain and Sale Deed Acknowledgment
California All-Purpose Acknowledgement as of January 1, 2008

State of California

County of San Diego

On MARCH 30, 10, before me, Lorri Wirick, a Notary Public in and for said state, personally appeared Keffer Norris, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

A handwritten signature in dark ink, appearing to be "Keffer Norris", written over a horizontal line.

(area for Notary Seal)