

2010-004664

Klamath County, Oregon



00082855201000046640030035

04/19/2010 10:41:48 AM

Fee: \$47.00

When recorded return to:

Dan B. Eldridge and Sara L. Eldridge
4454 Boardman Avenue
Klamath Falls, OR 97603

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

ATE 67653

STATUTORY BARGAIN AND SALE DEED

M5294 WT

S-CAP 09-5080 LLC, a Delaware limited liability company, hereinafter called grantor, does hereby grant, bargain, sell and convey unto Dan B. Eldridge and Sara L. Eldridge, husband and wife, 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 18, PINE MEADOW VILLAGE, PHASE 2, Tract No. 1502, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

Tax Acct #: 893455

Abbreviated Legal: Lot(s) 18, Tract 1502, of Pine Meadow Village Phase 2

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 14th day of April, 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 AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE

wchsdeod

ATE 47

S-CAP 09-5080 LLC

STATE OF CALIFORNIA }
COUNTY OF _____ ss

Dated: _____

**** Please see attached All Purpose Notary Acknowledgment form**

California All-Purpose Acknowledgement as of January 1, 2008

State of California

County of San Diego

On 14 APR 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



(area for Notary Seal)