

WTC 87776-DS

RICHARD C. SCHADER AND
ROBIN M. SCHADER

THIS SPACE FOR

2010-007497
Klamath County, Oregon



00086124201000074970030033

06/21/2010 11:25:54 AM

Fee: \$47.00

Grantor's Name and Address

SCHADER RED ROCK WEST LLC
15 AUTUMN RUN WAY
NAPA, CA 94558

Grantee's Name and Address

After recording return to:

SCHADER RED ROCK WEST LLC
15 AUTUMN RUN WAY
NAPA, CA 94558

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

SCHADER RED ROCK WEST LLC
15 AUTUMN RUN WAY
NAPA, CA 94558

Escrow No. MT87776-DS
BSD-EM r.012910

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. SCHADER AND ROBIN M. SCHADER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SCHADER RED ROCK WEST LLC, A CALIFORNIA 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:

Lots 1 and 2 in Block 6, EWAUNA HEIGHTS ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated alley adjacent to said lots, vacated by Ordinance No. 1028, recorded February 25, 1958 in Volume 297, Page 583 Deed Records of Klamath County, Oregon and also Ordinance No. 5229, recorded September 7, 1961 in Volume 332, page 169, Deed Records 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 **\$0.00**.

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.

47amt

10f3

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 11th day of June, 2010; 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.

Richard C. Schader
RICHARD C. SCHADER

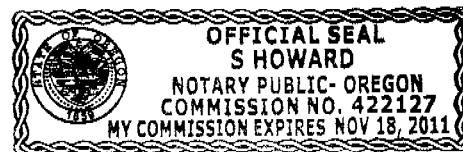
Robin M. Schader
ROBIN M. SCHADER

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 14, 2010 by RICHARD C. SCHADER.

S Howard
(Notary Public for Oregon)

My commission expires 11-18-11



CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California)
)ss.
County of SAN FRANCISCO)

On June 11, 2010 before me, T. YONGMAN CHAN, Notary Public,
personally appeared ROBIN M. SHADER, 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 *[Signature]* (Seal)

