

2010-008807

Klamath County, Oregon



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Fee: \$42.00

BARGAIN AND SALE DEED

Klamath County, OR

1st Courtesy

Grantor Name and Address: F.B. Owen, Inc., an Oregon corporation 5280 Crater Lake Avenue, #102 Central Point, OR 97502	Grantee Name and Address: Homedale Terrace Mobile Home Park, LLC, an Oregon limited liability company 5280 Crater Lake Avenue, #102 Central Point, OR 97502
Until a Change is Requested send all tax statements to: Homedale Terrace Mobile Home Park, LLC, an Oregon limited liability company 5280 Crater Lake Avenue, #102 Central Point, OR 97502	After Recording Return To: STARK AND HAMMACK, P.C. 201 West Main Street, Suite 1B Medford, OR 97501

KNOW ALL MEN BY THESE PRESENTS that the undersigned, F.B. Owen, Inc., an Oregon corporation, as Grantor, hereby conveys and sets over unto Homedale Terrace Mobile Home Park, LLC, an Oregon limited liability company, Grantee, all of its right, title and interest in the real property located in Klamath County, Oregon, described as follows:

Lots 2, 4, 6, 7, 8, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Tract 1407, Homedale Terrace, according to the Official Plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, in terms of dollars is \$0.00. However, the actual consideration consists of promises made which are the whole consideration.

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

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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 21st day of July, 2010.

F.B. OWEN, INC., an Oregon corporation

By: Fred T. Owen, Jr. Pres
Fred T. Owen, Jr., President

STATE OF OREGON)
) ss
COUNTY OF JACKSON)

Before me, a Notary Public, personally appeared Fred T. Owen, Jr., known to me to be the President of F.B. Owen, Inc., an Oregon corporation, and duly acknowledged that he executed the foregoing instrument pursuant to authorization by the Board of Directors of said corporation.

WITNESS my hand and seal this 21 day of July, 2010.

M. Anette Young
Notary Public for Oregon

