

MTZ 88601-LW
BASIN HOLDINGS, LLC, AN OREGON
LIMITED LIABILITY COMPANY

8280 HILL RD

KLAMATH FALLS, OR 97603

Grantor's Name and Address

BERNNARDO MENDEZ

2522 HOMEDALE RD

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:

BERNNARDO MENDEZ

2522 HOMEDALE RD

KLAMATH FALLS, OR 97603

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

BERNNARDO MENDEZ

2522 HOMEDALE RD

KLAMATH FALLS, OR 97603

Escrow No. MT88601-LW

BSD-EM r.012910

THIS SPACE RI

2010-013117

Klamath County, Oregon



00092773201000131170020024

11/09/2010 03:16:13 PM

Fee: \$42.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BASIN HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BERNNARDO MENDEZ, 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:

Beginning at a point 30 feet West and 810 feet South of the Northeast corner of the NW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon on the East line of Lot 9, KIELSMEIER ACRE TRACTS, Klamath County, Oregon, thence continuing South 106 feet; thence West 155 feet, thence North 106 feet; thence East 155 feet to the point of beginning.

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 **\$94,500.00**.

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.

42AMf

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 8 day of November, 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.

BASIN HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: Rod Owens
ROD OWENS, MEMBER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 8, 2010 by ROD OWENS AS MEMBER OF BASIN HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

