

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Klamath Falls 2349, LLC
301 West Tolos Place
Fallon, NV 89406

Grantor's Name and Address

Skyridge Estates III Home Owners Association
3815 S. 6th Street, Suite 105
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Skyridge Estates III Home Owners Association
3815 S. 6th Street, Suite 105
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Skyridge Estates III Home Owners Association
3815 S. 6th Street, Suite 105
Klamath Falls, OR 97603

2011-002971

Klamath County, Oregon



00098215201100029710010012

SPACE RESEI
FOR
ORDER'S USE

03/02/2011 11:32:24 AM

Fee: \$37.00

No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Klamath Falls 2349, LLC, a Nevada limited liability company

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Skyridge Estates III Home Owners Association, an Oregon nonprofit corporation 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Common Area "A" in Tract No. 1482, Sky Ridge Estates, Phase 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on February 24, 2011; if grantor is a corporation, 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.

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.

Klamath Falls 2349, LLC, a Nevada limited liability company

by: Carmen Becc

Norma Achura

STATE OF OREGON, County of CHURCHILL ss.

This instrument was acknowledged before me on FEBRUARY 24, 2011

by This instrument was acknowledged before me on January 24, 2011

by CARMEN BELL AND NORMA ACHURA
as MANAGERS

of Klamath Falls 2349, LLC, a Nevada limited liability company



CHRISTINE L. RECANZONE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 93-0896-4 - Expires June 7, 2013

Christine L. Recanzone
Notary Public for Oregon Nevada
My commission expires June 7, 2013

37241