

BE

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



2011-008510

Klamath County, Oregon



00104969201100085100020023

SPACE RE

07/21/2011 03:22:36 PM

Fee: \$42.00

FOR

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

Grantor's Name and Address

Grantee's Name and Address

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

same as below

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

FALCON HEIGHTS WATER AND SEWER DISTRICT  
10301 Preddy Avenue  
Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that SOCO DEVELOPMENT INC., an Oregon Corporation, and FALCON HEIGHTS CONDOMINIUM ASSOCIATION

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FALCON HEIGHTS WATER AND SEWER DISTRICT, A Service District of the State of Oregon, 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:

See attached Legal Description made a part hereof.

(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 \$ to correct vesting. 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 July 21, 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.

SOCO Development Inc.

By [Signature]  
Falcon Heights Condominium Association

By [Signature]

STATE OF OREGON, County of Klamath ss. [Signature]

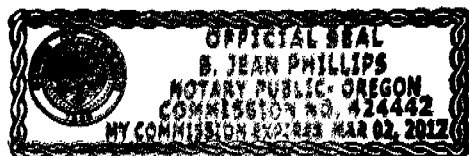
This instrument was acknowledged before me on July 21, 2011

by W. Louellyn Kelly, as Secretary of SOCO Development Inc.

This instrument was acknowledged before me on July 21, 2011

by Kelly Fry  
as President

of Falcon Heights Condominium Association



Notary Public for Oregon

My commission expires

422M

All of the common areas lying within the Southwest quarter of the Northwest quarter of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath and State of Oregon.

Excepting therefrom all buildings and further excepting therefrom the Limited Common Elements and the Limited Common Areas lying within supplemental plat Tract 1379 Falcon Heights Condominium-Stage 3.

Together with sewer lines, water lines, water wells, reservoirs and grinders lying within the Common Areas of Falcon Heights Condominium-Stages 1, 2, and 3.