

1st 1747088

NO PART OF ANY STEVENS-NESS FORM MAY BE

**FRED GOETZKE**  
111440 CHIPPEWA AVE  
HOLCOMBE, WI 54745  
Emerald Meadows H.O.A.  
P.O. BOX 1026  
CRESCENT LAKE, OR  
97733  
After recording, return to (Name, Address, Zip):  
**FRED GOETZKE**  
122 CYPRESS POINT RD  
HALF MOON BAY, CA 94019  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
**EMERALD MEADOWS H.O.A.**  
P.O. BOX 1026  
CRESCENT LAKE, OR  
97733

2011-009459  
Klamath County, Oregon



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SPACED  
F  
RECORD

08/16/2011 03:03:18 PM

Fee: \$37.00

Witness my hand and seal of County affixed.

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

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that

**FRED GOETZKE**  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
**EMERALD MEADOWS H.O.A.**  
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:

Real property in the County of Klamath, State of Oregon, described as follows:

THAT CERTAIN PARCEL OF LAND IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 58, NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF ROYCE MOUNTAIN DRIVE, WESTERLY OF THE WEST RIGHT OF WAY LINE OF DIAMOND PEAK COURT, AND SOUTHERLY OF THE SOUTH LOT LINE OF LOT 1, BLOCK 1 LEISURE WOODS, KLAMATH COUNTY, OREGON, AND FURTHER IDENTIFIED AS TAX LOT 11200 ON KLAMATH COUNTY TAX MAP 24 07 07.

Tax Parcel Number: R145391

(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 \$ **2,000.00**. 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  $\Phi$ , 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 **8/12/11**, 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.

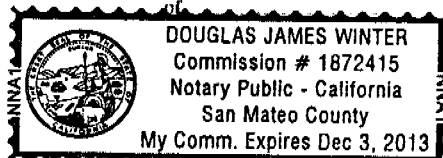
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 30.300, 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.

*[Signature]*

STATE OF OREGON, County of **San Mateo** ss.  
This instrument was acknowledged before me on **12 August 2011**  
by **Fred Goetzke**

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



*[Signature]*  
Notary Public for Oregon  
My commission expires **03 Dec 2013**