

1st courten

2011-011672

Klamath County, Oregon



00108851201100116720020028

10/18/2011 12:55:33 PM

Fee: \$42.00

THIS SPACE R

After recording return to:
Rodney A. Baker
1900 Madison Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Rodney A. Baker
1900 Madison Street
Klamath Falls, OR 97603

Date: October 18, 2011

STATUTORY BARGAIN AND SALE DEED

Rodney A. Baker, Grantor, conveys to **Basin HVAC Heating and Air Conditioning, Inc., an Oregon Corporation**, Grantee, the following described real property:

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

Lot 10 in Block 301, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is **\$vesting change only**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

\$

APN:

Bargain and Sale Deed
- continued

File No.: **tammy1 (TM)**
Date: **10/18/2011**

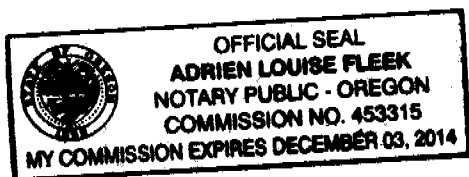
Dated this 18 day of October, 2011.

Rodney A. Baker
Rodney A. Baker

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 18 day of October, 2011,
by **Rodney A. Baker**.
Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-14



First American Title Ins. Co. 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.