

2011-012667

Klamath County, Oregon



00110044201100126670030038

11/14/2011 08:48:58 AM

Fee: \$47.00

After recording return to:

Mark L. Huglin
Draneas & Huglin, P.C.
4004 Kruse Way Place, Ste. 200
Lake Oswego, OR 97034

Send tax statements to:

LDP Investors, LLC
837 Springbrook Drive
San Ramon, CA 94582
Tax account no. R885128

BARGAIN AND SALE DEED

Louis Bacigalupi, Jr. and Dora Doris Bacigalupi, Trustees of their Revocable Trust Dated 04/02/97, as Grantors, convey to LDP Investors, LLC, a California limited liability company, as Grantee, the real property located in Klamath County, Oregon and described as follows:

See attached Exhibit "A"

The above real property is conveyed free and clear of all liens and encumbrances except those of record.

The true and actual consideration for this conveyance is \$0.

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

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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.

DATED this 28th day of October, 2011

**LOUIS BACIGALUPI, JR., AND DORA DORIS BACIGALUPI
REVOCABLE TRUST DATED APRIL 2, 1997**

Louis Bacigalupi Jr.
Louis Bacigalupi, Jr., Trustee

Dora Doris Bacigalupi
Dora Doris Bacigalupi, Trustee

STATE OF CALIFORNIA
COUNTY OF Santa Clara } ss.

On October 28, 2011, before me, ELIZ. A. BRANSON,
Notary Public, personally appeared Louis Bacigalupi, Jr. and Dora Doris Bacigalupi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

~~I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.~~

WITNESS my hand and official seal.

(Signature) (Seal)

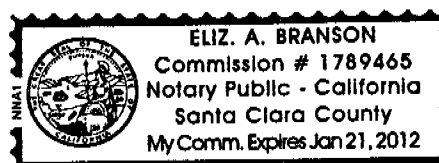


EXHIBIT "A"

Parcel 1 of Land partition 74-96 as revised by PLA's 8-97 and 32-98.

A tract of land being Parcel 1 of Land Partition 74-96 as revised by Property Line Adjustments 8-97 and 32-98, situated in the NE $\frac{1}{4}$ of Section 4, Township 39 South, Range 9 East of the Willamette Meridian also known as a portion of Lot 2, Block 2 Washburn Park, Tract 1080, more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1 as revised by Property Line Adjustment 8-97; thence S. $00^{\circ}03'30''$ W. 93.83 feet to the Northeast corner of Parcel 1 of Minor Land Partition 12-86; thence N. $89^{\circ}56'30''$ W., along the North line of said Parcel 1 of Minor Land Partition 12-86 and it's extension, 373.02 feet; thence N. $00^{\circ}03'30''$ E. 93.83 feet to a point on the South line of said Parcel 1 as revised by Property Line Adjustment 8-97; thence S. $89^{\circ}56'30''$ E. 373.02 feet to the point of beginning.