

1st Courtesy

2011-013405

Klamath County, Oregon



THIS SPACE



00110911201100134050030032

12/02/2011 02:26:21 PM

Fee: \$47.00

After recording return to:  
Lance L. Lesueur and Mary B.  
Lesueur  
2340 Watson  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Lance L. Lesueur and Mary B. Lesueur  
2340 Watson  
Klamath Falls, OR 97603

File No.: 7021-1663593 (TM)  
Date: May 10, 2011

### STATUTORY BARGAIN AND SALE DEED

**Lance L. Lesueur and Mary B. Lesueur, husband and wife**, Grantor, conveys to **Le-BELLA, LLC**,  
**an Oregon Limited Liability Company**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (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.

Dated this 1 day of December, 2011.

F

APN: R548571

Bargain and Sale Deed  
- continued

File No.: 7021-1663593 (TM)  
Date: 05/10/2011

Lance L. Lesueur

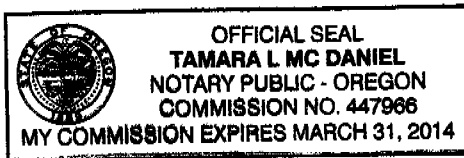
Mary B. Lesueur

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this 1 day of December, 2011  
by **Lance L. Lesueur and Mary B. Lesueur**.



Tamara L. McDaniel  
Notary Public for Oregon

My commission expires: 3/31/14

**EXHIBIT A**

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

**A TRACT OF LAND SITUATED IN TRACT 2A "HOMEDALE" SUBDIVISION IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT LOCATED NORTH 00°20' EAST A DISTANCE OF 594.00 FEET AND NORTH 74°37' WEST A DISTANCE OF 118.64 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 2A; THENCE NORTH 74°37' WEST A DISTANCE OF 63.95 FEET; THENCE NORTH 24°38'57" EAST A DISTANCE OF 101.28 FEET; THENCE SOUTH 65°21'03" EAST A DISTANCE OF 147.71 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 2A, ALSO BEING ON THE WEST BOUNDARY LINE OF HOMEDALE ROAD; THENCE SOUTH 00°20' WEST ALONG THE WEST BOUNDARY OF HOMEDALE ROAD A DISTANCE OF 13.17 FEET; THENCE NORTH 65°21'03" WEST A DISTANCE OF 90.03 FEET; THENCE SOUTH 24°38'57" WEST A DISTANCE OF 78.97 FEET TO THE POINT OF BEGINNING.**

**AND ALSO A TRACT OF LAND SITUATED IN TRACT 2A "HOMEDALE" SUBDIVISION IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT LOCATED NORTH 00°20' EAST A DISTANCE OF 594.00 FEET AND NORTH 74°37' WEST A DISTANCE OF 118.64 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 2A; THENCE NORTH 74°37' WEST A DISTANCE OF 63.95 FEET; THENCE NORTH 24°38'57" EAST A DISTANCE OF 101.28 FEET; THENCE SOUTH 65°21'03" EAST A DISTANCE OF 147.71 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 2A TO THE TRUE POINT OF BEGINNING, BEING ON THE WEST BOUNDARY LINE OF HOMEDALE ROAD; THENCE NORTH 00°20' EAST ALONG THE WEST BOUNDARY OF HOMEDALE ROAD TO A POINT LYING SOUTH 00°20' WEST 92.88 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 2A, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED TO LEONARD A. HOWELL, JR., ET UX. BY VOLUME M77 AT PAGE 22556, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID DEED VOLUME M77 AT PAGE 22556, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.**