

1st Courtesy

2011-013406

Klamath County, Oregon



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

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

File No.: 7021-1688225 (TM)
Date: March 09, 2011

THIS SPACE RES



00110912201100134060020022

12/02/2011 02:26:39 PM

Fee: \$42.00

STATUTORY BARGAIN AND SALE DEED

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

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

Lot 32 and the Northerly 35 feet of Lot 31, Block 17, ELDORADO HEIGHTS TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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.

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APN: R172949

Bargain and Sale Deed
- continued

File No.: 7021-1688225 (TM)
Date: 03/09/2011

Dated this 1 day of December, 2011.

Lance L. Lesueur

Mary B. Lesueur

STATE OF Oregon)
County of Klamath)ss.
)

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

[Signature]
Notary Public for Oregon
My commission expires: 3/31/14

