

1st Courtesy

2011-013407

Klamath County, Oregon



THIS SPACE



00110913201100134070030036

12/02/2011 02:26:56 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.: 7021-1663598 (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: R548562

Bargain and Sale Deed
- continued

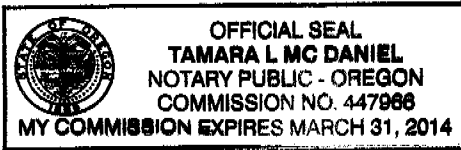
File No.: 7021-1663598 (TM)
Date: 05/10/2011

Lance L. Lesueur

Mary B. 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**



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 TRACTS 1 AND 2A "HOMEDALE" SUBDIVISION IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, 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 182.59 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 2A; THENCE NORTH 74°37' WEST A DISTANCE OF 69.09 FEET; THENCE NORTH 24°38'57" EAST A DISTANCE OF 112.40 FEET; THENCE SOUTH 65°21'03" EAST A DISTANCE OF 68.20 FEET; THENCE SOUTH 24°38'57" WEST A DISTANCE OF 101.28 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT SITUATED IN TRACTS 1 AND 2A "HOMEDALE" SUBDIVISION SITUATED IN THE NW 1/4 NE 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID TRACT 2A AND BEING NORTH 66°39'30" WEST 74.72 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 2A; THENCE NORTH 66°39'30" WEST ALONG THE NORTHERLY LINE OF TRACTS 2A AND 1, 68.24 FEET; THENCE SOUTH 24°38'57" WEST 94.71 FEET; THENCE SOUTH 65°21'03" EAST 68.20 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION; THENCE NORTH 24°39'45" EAST 15.00 FEET; THENCE NORTH 66°26'40" WEST 157.19 FEET; THENCE SOUTH 24°38'57" WEST 30.00 FEET; THENCE SOUTH 66°14'56" EAST 191.41 FEET; THENCE NORTH 24°44'08 EAST 3.81 FEET; THENCE SOUTH 56° 21'03" EAST 89.87 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HOMEDALE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°18'43" EAST 26.93 FEET; THENCE NORTH 72°05'12" WEST 113.79 FEET TO THE POINT OF BEGINNING.