

Jason Fisher, LLC
2245 Broadway
Malin, Oregon 97632

2012-000217

Klamath County, Oregon



00112325201200002170020024

01/10/2012 01:00:28 PM

Fee: \$42.00

Send tax statements to:

Lance L. Cosper and Debora A. Cosper,
Husband and Wife
PO Box 149
Malin, OR 97632

After recording, return to:

Lance L. Cosper and Debora A. Cosper,
Husband and Wife
PO Box 149
Malin, OR 97632

BARGAIN AND SALE DEED

(Statutory Form)

JASON FISHER, LLC, an Oregon limited liability company, Grantor, conveys to LANCE L. COSPER and DEBORA A. COSPER, husband and wife, Grantee, all of the Grantor's interest in and to the real property located in Klamath County, Oregon, described as follows:

Lots 1, 2 and 3, Block 44, MALIN SUPPLEMENTAL PLAT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 013 MAP: 4112-016DA TL; 03100 KEY:124136

The property is being conveyed "AS IS" without any representations or warranties as to the condition of the improvements located on the property.

The true consideration for this conveyance is \$25,000.00.

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 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 9 day of December, 2011.

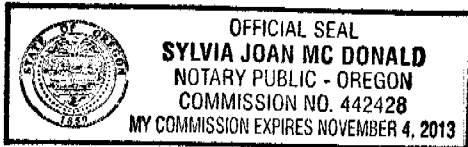
JASON FISHER, LLC

By: 

Larry Jones, Manager

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me this 9th day of December, 2011, the above, Larry Jones, as Manager of Jason Fisher, LLC, acknowledged the foregoing instrument to be his voluntary act and deed.



Sylvia Joan McDonald
Notary Public for Oregon
My Commission Expires: 11-4-2013