

1st Courtesy

Rich Ciprian
276A TOLSON DR.
COEUR D'ALENE ID 83805

2012-001350
Klamath County, Oregon



00113632201200013500010011

Grantor's Name and Address
Mark Ciprian
172 Davidson Ct.
Brentwood, CA 94513
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Mark Ciprian
172 Davidson Ct.
Brentwood, CA 94513

02/06/2012 02:49:27 PM

Fee: \$37.00

FOR RECORDER'S USE No. Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy.

KNOW ALL BY THESE PRESENTS that

BARGAIN AND SALE DEED

Rich Ciprian

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mark Ciprian hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The North 1/2 West 1/2 of Lot 5,
Block 2, also known as Lot 5A,
Block 2, Klamath Falls Forest Estates
Syran Unit, ~~Forest~~ RC according to the
official plat thereof on file in the office
of the County Clerk of Klamath County Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. RC
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @ if not applicable, should be deleted. See ORS 92.027.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

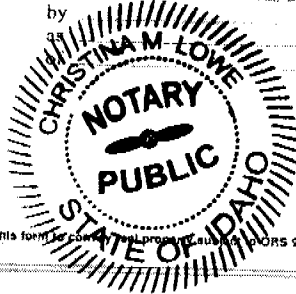
IN WITNESS WHEREOF, the grantor has executed this instrument on 1/23/2012; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

ON THE SINGING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY UNDER ORS 185.300, 185.301 AND 185.305 TO 185.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 854, 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 SINGING 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 82.810 OR 215.010, TO VERIFY THE APPROVED USE 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 185.300, 185.301 AND 185.305 TO 185.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 854, OREGON LAWS 2009.

STATE OF Idaho County of Kootenai

This instrument was acknowledged before me on January 23rd, 2012
by Rich Ciprian

This instrument was acknowledged before me on January 23rd, 2012
by



Christina M. Lowe
Notary Public for Idaho
My commission expires 05/10/2016

First American Title Ins. Co. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency as to its effect upon the title to any real property may be described therein.