

WTC 93080-DS

2012-002778
Klamath County, Oregon



03/15/2012 10:37:39 AM

Fee: \$52.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT93080-DS
Title Order No. 0093080

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **William Foulon**

Address: **10851 Hwy. 140 E**

City, ST Zip: **Klamath Falls, OR 97603**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): BARGAIN AND SALE DEED

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Paul J. Newman, LLC, a Delaware Limited Liability Company, 10851 Hwy 140 E., Klamath Falls, OR 97603

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **NORMA B. JOHNSON, TRUSTEE OF THE NORMA B. JOHNSON TRUST, UDA 12/14/2004, C/O 10851 Hwy. 140 E, Klamath Falls, OR 97603**

Buyer Name & Address: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **WILLIAM FOULON**

Address: **10851 Hwy. 140 E**

City, ST Zip: **Klamath Falls, OR 97603**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$0.00

529110



PAUL J. NEWMAN, LLC, A DELAWARE
LIMITED LIABILITY COMPANY

10851 Hwy. 140 E

Klamath Falls, OR 97603

Grantor's Name and Address

NORMA B. JOHNSON, TRUSTEE

Grantee's Name and Address

After recording return to:

William Foulon

10851 Hwy. 140 E

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

William Foulon

10851 Hwy 140 E

Klamath Falls, OR 97601

Escrow No. MT93080-DS

Title No. 0093080

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

PAUL J. NEWMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

NORMA B. JOHNSON, TRUSTEE OF THE NORMA B. JOHNSON TRUST, UDA 12-14-2004

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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The purpose of this Deed is to relinquish the interest in the Option Agreement dated September 7, 2007 and recorded September 11, 2007 in Volume 2007-015894 and re-recorded on September 20, 2007, in Volume 2007-016572, records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 14th day of MARCH, 2012; if a corporate grantor, 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.

PAUL J. NEWMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: William Foulon
WILLIAM FOULON, MEMBER

BY: Robin Foulon
ROBIN FOULON, MEMBER

William Foulon
WILLIAM FOULON

Robin Foulon
ROBIN FOULON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-14-, 2012 by WILLIAM FOULON AND ROBIN FOULON, MANAGING MEMBERS OF THE PAUL J. NEWMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WILLIAM FOULON AND ROBIN FOULON.

Deborah Ann Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

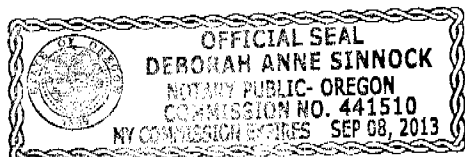


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The South half of Lot 5 and all of Lots 6 and 7 in Block 4, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO the North half of Lot 5 in Block 4, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

A portion of Lot 4, Block 4, WILLIAMS ADDITION to The City of Klamath Falls, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the South line of Lot 4, Block 4, of said Williams Addition, said point being North 88°45'51" West, 36.00 feet from the Southeast corner of Lot 4; thence North 88°45'51" West 42.70 feet along said South line of Lot 4; thence North 01°36'00" East 3.65 feet; thence South 88°45'51" East 42.70 feet along a line parallel with and 3.65 feet Northerly of the South line of said Lot 4; thence South 01°36'00" West 3.65 feet along a line parallel with and 36 feet Westerly of the East line of Lot 4 to the point of beginning.

Parcel 3:

A portion of Lots 2, 3 and 4 in Block 4, WILLIAMS ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, being more particularly described as follows:

Beginning at a point on the East line of Lot 2, Block 4, of said WILLIAMS ADDITIONS, said point being South 01°36'00" West, 10.00 feet from the Northeast corner of Lot 2; thence North 88°44'52" West, 36.00 feet along a line parallel with and 10 feet Southerly of the North line of said Lot 2; thence South 01°36'00" West 109.68 feet along a line parallel with and 36 feet Westerly of the East line of said Block 4, to a point on the South line of Lot 4; thence South 88°45'51" East 36.00 feet along said South line to the Southeast corner of Lot 4; thence North 01°36'00" East 109.67 feet along the East line of said Block 4 to the point of beginning.