

2012-005033

Klamath County, Oregon



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05/14/2012 11:02:18 AM

Fee: \$42.00

WHEN RECORDED MAIL TO:

The Law Offices of Keith Y. Boyd
724 S. Central Ave., Suite 106
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED,
SEND TAX NOTICES TO:**

Curtis and LaVonne Womelsdorf
P.O. Box 2444
White City, OR 97503

ADDITIONAL ADDRESSES REQUIRED:

C&L Development, LLC
P.O. Box 2444
White City, OR 97503

STATUTORY BARGAIN AND SALE DEED

C&L Development, LLC, Grantor, conveys to **Curtis V. Womelsdorf and LaVonne M. Womelsdorf**, husband and wife, Grantee, the following described real property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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.

The true consideration for this conveyance is: payment of judgment of foreclosure in the sum of \$1,419,708.00.

DATED this 10th day of May, 2012.

C&L Development, LLC

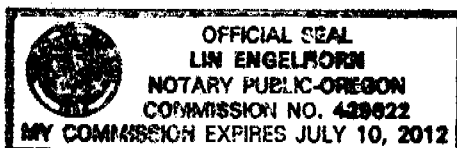
By: LaVonne Womelsdorf
LaVonne M. Womelsdorf, Member

STATE OF OREGON)

County of Jackson)

) ss:

This instrument was acknowledged before me on May 10, 2012, by LaVonne M. Womelsdorf, Member of C&L Development, LLC, Grantor.



Lin Engelhorn
Notary Public for Oregon
My commission expires: 07-10-12

EXHIBIT A

PARCEL 1:

Lots 1 through 16 inclusive and Lot 19, and common areas "A" and "B", TRACT NO. 1465, MADSEN CORNER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lot 18, TRACT NO. 1465, MADSEN CORNER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the most Southerly 9.01 feet of Lot 18 of said TRACT NO. 1465, MADSEN CORNER SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3:

Lot 20, TRACT NO. 1465 MADSEN CORNER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that part of Lot 20 of said subdivision being more particularly described as follows:

Beginning at the corner of common to Lots 17, 18 and 20 of said subdivision; thence South $15^{\circ}14'51''$ East along the line common to Lots 17 and 20, 105.67 feet to the Northerly right-of-way line of Haderlie Avenue, 29.50 feet from centerline when measured perpendicularly to said centerline; thence 17.61 feet along the arc of a 120.50 foot radius curve to the right and along said right-of-way line through a central angle of $76^{\circ}50'16''$ (the chord of which bears South $53^{\circ}45'48''$ East 17.59 feet) to a point of non-tangency; thence leaving said right-of-way line North $06^{\circ}25'29''$ West 113.31 feet to the Westerly property line of said Lot 18; thence South $15^{\circ}14'51''$ East along said Westerly line 9.01 feet to the point of beginning