

2012-007108

Klamath County, Oregon



00120467201200071080020029

06/28/2012 09:14:49 AM

Fee: \$42.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

LCH Investments, LLC an
Oregon Limited Liability Company
600 Hillside Avenue
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

LCH Investments, an Oregon General Partnership, Grantor, conveys to LCH Investments LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lots 8A, 8B, 9A and 9B, Block 6, Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

more commonly known as 510 Market Street, Klamath Falls, Oregon.


There is no consideration for this conveyance. It is done for purposes of estate planning.

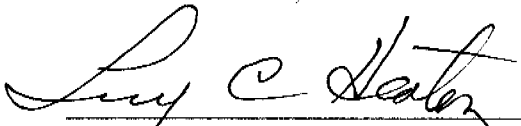
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 7th day of June, 2012.

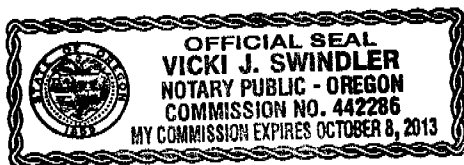
LCH Investments, an Oregon General
Partnership



Harold R. Heaton, Partner


Larry C. Heaton, Partner

STATE OF OREGON)
) ss.
County of)

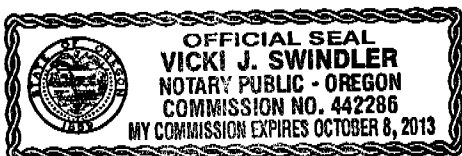
This instrument was acknowledged before me on June 7, 2012, by Harold R. Heaton as Partner of LCH Investments.

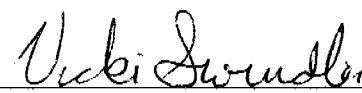



Notary Public - State of Oregon
My commission expires: 10-8-13

STATE OF OREGON)
) ss.
County of)

This instrument was acknowledged before me on June 7, 2012, by Larry C. Heaton as Partner of LCH Investments.




Notary Public - State of Oregon
My commission expires: 10-8-13