

2012-008696

Klamath County, Oregon

1st 1923637 SK



THIS SPACE RI



00122406201200086960030039

08/08/2012 02:11:31 PM

Fee: \$47.00

After recording return to:

Leo and Arlene Bocchi

1980 Benson Ave
Klamath Falls, OR
97601

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

File No.: 7021-1923637 (SFK)

Date: August 06, 2012

STATUTORY BARGAIN AND SALE DEED

Pelican Bay Development Corporation, Grantor, conveys to **Leo Anthony Bocchi and Arlene Francis Bocchi, husband and wife**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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.

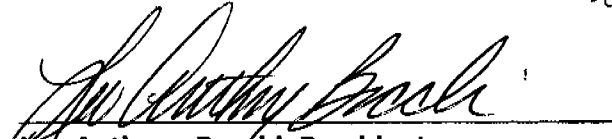
Dated this _____ day of _____, 20_____.

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47-

APN: R817520

Bargain and Sale Deed
- continued

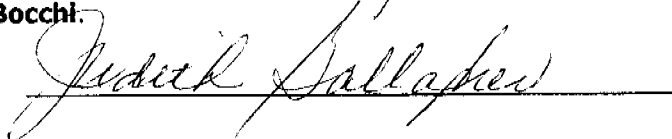
File No.: 7021-1923637 (SFK)
Date: 08/06/2012


Leo Anthony Bocchi, President


Arlene F. Bocchi, Secretary / Treasurer

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 8 day of August, 2012
by **Leo Anthony Bocchi and Arlene F. Bocchi.**



Notary Public for Oregon
My commission expires: 10-24-13

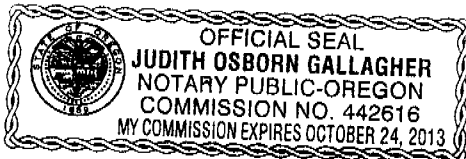


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Lots 1, 2 and 7 of Block 1, "Tract 1182 - Green Knoll Estates", in the SW1/4 SW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the lot line common to Lot 8 and said Lot 7, South 37° 13' 14" East 75.00 feet from the corner common to said Lots 1, 7 and 8; thence South 37° 13' 14" East 367.03 feet, more or less, to the Southerly corner common to said Lots 7 and 8; thence along the Westerly line of Ginger Lane, South 49° 33' 29" West 73.00 feet and along the arc of a curve to the left (radius equals 230.00 feet and central angle equals 25° 54' 40") 104.01 feet to the corner common to Lot 6 and said Lot 7; thence North 66° 21' 11" West 177.80 feet to the Westerly corner common to said Lots 6 and 7; thence South 22° 54' 59" West 110.00 feet to the corner common to Lot 3 and said Lot 2; thence South 82° 33' 47" West 176.35 feet to the Southwesterly corner common to said Lots 2 and 3; thence North 07° 26' 13" West, along the Easterly line of Alisa Lane, 40.00 feet; thence North 32° 48' 28" East 518.24 feet to the point of beginning with bearings based on lot line adjustment 19-92 as filed in Klamath County Engineers Office.