

2012-010295

Klamath County, Oregon



00124395201200102950030035

09/18/2012 09:17:22 AM

Fee: \$47.00

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:**

Theodore A. Combis
2228 Eberlein
Klamath Falls, OR 97601

ADDITIONAL ADDRESSES REQUIRED:

Pamela Coplen
Autumn Leaves, LLC
Kirby Kale, LLC
1505 Madison Street, #46
Klamath Falls, OR 97603

STATUTORY BARGAIN AND SALE DEED

Pamela Coplen; Autumn Leaves, LLC; and Kirby Kale, LLC, Grantor, convey to Theodore A. Combis, 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 note and trust deed owed to JP Morgan Chase Bank in the approximate sum of \$106,000.00.

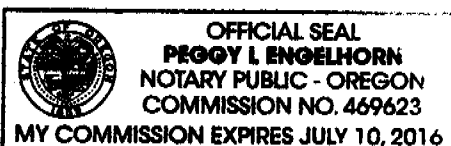
DATED this 13th day of September, 2012.

Autumn Leaves, LLC

By: Pamela Coplen
Pamela Coplen, Member

STATE OF OREGON)
) ss:
County of Jackson)

This instrument was acknowledged before me on September 13, 2012, by Pamela Coplen, Member of Autumn Leaves, LLC, Grantor.



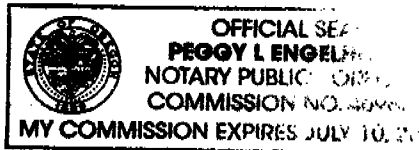
Peggy L. Engelhorn
Notary Public for Oregon
My commission expires: 07.10.16

Kirby Kale, LLC

By: Pamela Coplen
Pamela Coplen, Member

STATE OF OREGON)
) ss:
County of Jackson)

This instrument was acknowledged before me on September 13, 2012, by Pamela Coplen, Member of Kirby Kale, LLC, Grantor.

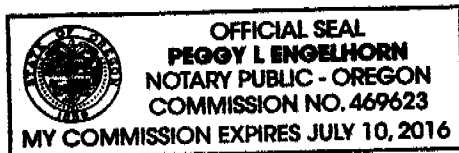


Peggy L. Engelhorn
Notary Public for Oregon
My commission expires: 07.10.16

Pamela Coplen
Pamela Coplen

STATE OF OREGON)
) ss:
County of Jackson)

This instrument was acknowledged before me on September 13, 2012, by Pamela Coplen, Grantor.



Peggy L. Engelhorn
Notary Public for Oregon
My commission expires: 07.10.16

EXHIBIT A

Lot 5 in Block 215 of MILLS SECOND 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.