

MC 1396-10957

2012-010851

Klamath County, Oregon



00125065201200108510010017

10/01/2012 11:19:05 AM

Fee: \$37.00

James Munson and Alice Munson

1369 W. Heartland Drive

Kuna, Idaho 83634-2915

Grantor's Name and Address

Klamath Falls 2349, LLC

c/o Carmen Bell, 6655 Reno Highway

Fallon, NV 89406

Grantee's Name and Address

After recording, return to (Name and Address):

Klamath Falls 2349, LLC

c/o Carmen Bell, 6655 Reno Highway

Fallon, NV 89406

Until requested otherwise, send all tax statements to (Name and Address):

Klamath Falls 2349, LLC

c/o Carmen Bell, 6655 Reno Highway

Fallon, NV 89406

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

### BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James Munson and Alice Munson hereinafter called grantor, for the consideration-hereinafter stated, does hereby grant, bargain, sell and convey unto Klamath Falls 2349, LLC, a Nevada Limited Liability Company, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

P.P. 57-96 PARCEL POR PARCEL 2, ACRES 23.72; SKY RIDGE EST PH 2, TR-1482, LOT 33; SKY RIDGE EST PH 2, TR-1482, LOT 32; SKY RIDGE EST PH 2, TR-1482, LOT 31; SKY RIDGE EST PH 2, TR-1482, LOT 30; SKY RIDGE EST PH 2, TR-1482, LOT 29; SKY RIDGE EST PH 2, TR-1482, LOT 27; SKY RIDGE EST PH 2, TR-1482, LOT 39; SKY RIDGE EST PH 2, TR-1482, LOT 38; SKY RIDGE EST PH 2, TR-1482, LOT 37; SKY RIDGE EST PH 2, TR-1482, LOT 35; SKY RIDGE EST PH 2, TR-1482, LOT 26; SKY RIDGE EST PH 2, TR-1482, LOT 25

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on \_\_\_\_\_; any signature on behalf of a business or other entity is made with the authority of that entity.

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, 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 SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

James Munson  
James Munson  
Alice Munson  
Alice Munson

STATE OF IDAHO, County of ADA ) ss.

This instrument was acknowledged before me on Sept. 24, 2012

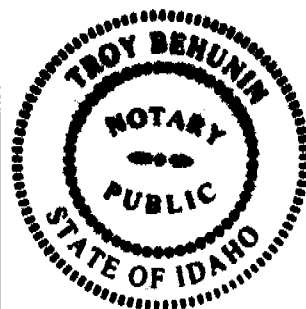
by James Munson

This instrument was acknowledged before me on Sept. 24, 2012

by Alice Munson

as \_\_\_\_\_

of \_\_\_\_\_



Troy Behunin  
Notary Public for City of Kuna  
My commission expires Nov. 7, 2014

37411