



THIS SPACE RESERVED FOR RECORDING USE

2012-011301

Klamath County, Oregon

10/11/2012 10:35:54 AM

Fee: \$42.00

Swan Lake Moulding Company, an Oregon corporation

c/o Boivin Uerlings & DiIaconi PC

803 Main Street, Suite 210

Klamath Falls, OR 97601

Grantor's Name and Address

Showcase Rose LLC, an Oregon limited liability company

3130 South Sixth Street

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Showcase Rose LLC, an Oregon limited liability company

3130 South Sixth Street

Klamath Falls, OR 97603

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

Showcase Rose LLC, an Oregon limited liability company

3130 South Sixth Street

Klamath Falls, OR 97603

Escrow No. MT94921-KR

Title No. 0094921

BSDBUYER r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Swan Lake Moulding Company, an Oregon corporation,

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Showcase Rose LLC, an Oregon 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Parcel 2 of Land Partition 12-10 located in the NW1/4 and the SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and duly recorded on December 22, 2010 in Volume 2010-014507, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$150,000.00.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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

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.

In Witness Whereof, the grantor has executed this instrument this 10 day of **October, 2012**.

Swan Lake Moulding Company, an Oregon corporation

BY: Terry Scroggin
Terry Scroggin, President

By: James R. Uerlings
James R. Uerlings, Vice President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 10, 2012 by Terry Scroggin and James R. Uerlings, President and Vice President of Swan Lake Moulding Company, an Oregon corporation.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

