

2012-011999

Klamath County, Oregon

BL 1396-10970

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

JIM P. CHADDERDON AND  
JANE K. CHADDERDON3006 FRONT STREET  
KLAMATH FALLS OREGON 97601

Grantor's Name and Address\*

ORCHARD HILL INVESTMENTS, LLC  
317 S. 7TH STREET #5232  
KLAMATH FALLS, OR 97601

Grantee's Name and Address\*

After recording, return to (Name and Address):

ORCHARD HILL INVESTMENTS, LLC  
317 S. 7TH STREET #5232  
KLAMATH FALLS, OR 97601

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

ORCHARD HILL INVESTMENTS, LLC  
317 S. 7TH STREET #5232  
KLAMATH FALLS, OR 97601

\*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.



00126428201200119990010013

10/30/2012 10:58:41 AM

Fee: \$37.00

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JIM P. CHADDERDON AND JANE K. CHADDERDON

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

ORCHARD HILL INVESTMENTS, LLChereinafter 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):**The East ½ of Lot 1, Block 28, Hot Springs Addition to the  
City of Klamath Falls, according to the official plat thereof  
on file in the office of the Clerk of Klamath County, Oregon.**

Code 001 MAP R-3809-028CB-09500-000 Key No.: R304600

And commonly known as: 850 El Dorado Avenue, Klamath Falls, Oregon 97601

I, \_\_\_\_\_, have recorded this instrument as requested and have examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 OCTOBER 29, 2012; 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 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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on October 29, 2012  
by Jim P. Chadderdon and Jane K. Chadderdon

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Cherice F. Treasure  
Notary Public for Oregon  
My commission expires 6/17/2016