

2012-014390

Klamath County, Oregon



00129168201200143900030034

After Recording Return To:

Lebanaire Partnership
Attn.: William S. Smith
P.O. Box 1688
Colfax, CA 95713

12/27/2012 01:33:46 PM

Fee: \$47.00

Until a Change is Requested

Send Tax Statements To:

Lebanaire Partnership
Attn: William S. Smith
P.O. Box 1688
Colfax, CA 95713

STATUTORY BARGAIN AND SALE DEED

Lebanaire, LLC, P.O. Box 1688, Colfax, CA 95713, Grantor, conveys to
Lebanaire Partnership, A California Partnership, P.O. Box 1688, Colfax, CA 95713
Grantee, all of its right, title and interest in and to the following described real property:

More fully described in Exhibit "A" attached hereto and by this reference made a
part hereof.

The true and actual consideration for this conveyance is \$ 0.

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, 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 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, AND SECTIONS 2 TO 7, CHAPTER
8, OREGON LAWS 2010.

1 - BARGAIN AND SALE DEED

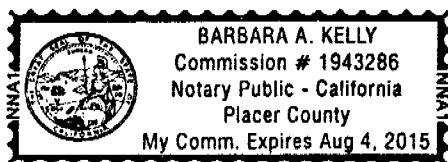
DATED this 18 day of DEC., 2012.

LEBANAIRE, LLC

BY: William S. Smith
William S. Smith, Manager

STATE OF CALIFORNIA)
County of Placer) ss.

Personally appeared before me on the 18 day of December, 2012, the above-named William S. Smith as Manager of Lebanaire, LLC and acknowledged the foregoing instrument to be his voluntary act.



Barbara A. Kelly
Notary Public for California
My Commission Expires: 8.4.15

Exhibit A

PARCEL 1:

All of Block 6, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of vacated alley inured thereto.

PARCEL 2:

Lot 1, Block 7, FAIRFIELD ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lot 2, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

Lot 3, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5:

Lots 4 and 5 Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 6:

Lots 6, 7, 8, and 9, inclusive, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.