

2013-000956

Klamath County, Oregon

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| RETURN TO: Michael P. Rudd Brandsness & Rudd P.C. 411 Pine Street Klamath Falls, OR 97601 | MAIL TAX STATEMENTS: David Latourette 6510 S. 6 th Street No. 173 Klamath Falls, OR 97603 |
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01/25/2013 02:18:21 PM

Fee: \$37.00

GRANTOR:

Juniper Ranch Estates, LLC
24624 Schaupp Road
Klamath Falls, OR 97603

GRANTEE:

The Latourette Family
Limited Partnership
6510 South 6th Street, No. 173
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Juniper Ranch Estates, LLC, an Oregon limited liability company, Grantor, conveys to The Latourette Family Limited Partnership, an Oregon Limited Partnership, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:


Parcel 1: That portion of Parcel 3 Land Partition 24-02 lying within Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: Parcel 1 of Land Partition 24-02, being a portion of Section 11, Township 40 South Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this transfer is zero dollars (\$0.00)

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.

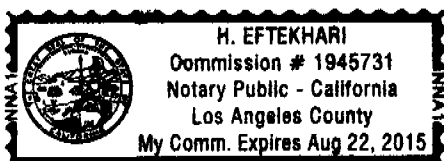
DATED this 23rd day of January 2013.

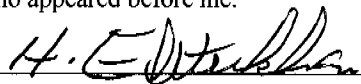


Juniper Ranch Estates, LLC
By: Robert C. Mannheim, Manager

STATE OF CALIFORNIA)
County of Los Angeles) ss.

Subscribed and sworn to (or affirmed) before me on this 23rd day of January 2013, by Robert C. Mannheim, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.




H. EFTEKHARI, California Notary Public
My Commission expires: 08/22/2015