

1st 2036704

2013-001999
Klamath County, Oregon
02/22/2013 01:11:05 PM
Fee: \$42.00

RECORDING REQUESTED BY:
GRANTOR:
Richard W. Ryan

GRANTEE:
Eleet Ventures, LLC, an Oregon limited liability
company
624 SE 6th Street
Grants Pass, OR 97526
SEND TAX STATEMENTS TO:
Eleet Ventures, LLC, an Oregon limited liability
company

P.O. Box 1527
Grants Pass OR 97530

AFTER RECORDING RETURN TO:
Eleet Ventures, LLC, an Oregon limited liability
company

P.O. Box 1527
Grants Pass OR 97530

Escrow No: 470313027209-TTJA37
1320 Klamath Ave
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

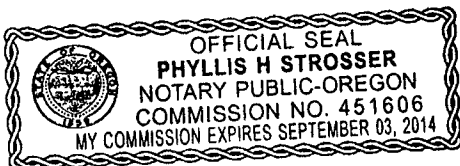
BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Richard W. Ryan, Grantor, conveys to Eleet Ventures, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

See Exhibit "A" Attached Hereto and made a Part Hereof

The true consideration for this conveyance is \$0.00 (See ORS 93.030).

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. Dated: February 21, 2013



BY: [Signature]
Richard W. Ryan

State of OREGON

COUNTY of S Jackson

This instrument was acknowledged before me on 2/21, 2013
by Richard W. Ryan

[Signature] Notary Public - State of Oregon
My commission expires: 9/3/14

470313027209-TTJA37
Deed (Bargain and Sale – Statutory Form)

F 42 -

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 4D AND THE NORTH 8 1/3 FEET OF LOT 4C, LOTS 3C, 3D, 2E, 2D, 2C, 2B, 2A, 1D AND THE WESTERLY 15 FEET OF LOT 1C, ALL IN BLOCK 4, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE SUPPLEMENTAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Parcel Number: U896717 and R414830 and R414812 and R414803