

2013-002384

Klamath County, Oregon



00132268201300023840030033

03/05/2013 09:41:53 AM

Fee: \$47.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Lensman & Associates, Ltd.

Attn: Melissa Brown

4571 Stephen Cir., N.W. Ste. 200

Canton, Ohio 44718

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Bargain and Sale Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Steven V. Belden

P.O. Box 1095

Keno, Oregon 97627

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

FO Real Estate, LLC

4571 Stephen Cir., N.W., Ste. 200

Canton, Ohio 44718

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 1.00 Other Valuable
Consideration

☒ Other**5) SEND TAX STATEMENTS TO:**

FO Real Estate, LLC

4571 Stephen Cir., N.W., Ste. 200

Canton, Ohio 44718

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED TO CORRECT _____"

PREVIOUSLY RECORDED IN
BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

RETURN TO:

Lensman & Associates, Ltd.
4571 Stephen Cir. N.W. Ste. 200
Canton, Ohio 44718

MAIL TAX STATEMENTS TO:

FO Real Estate, LLC
4571 Stephen Cir. N.W. Ste. 200
Canton, Ohio 447118

BARGAIN AND SALE DEED

Steven V. Belden, Grantor, conveys to FO Real Estate, LLC, an Ohio limited liability company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 10 and 11 in Block 1 and Lots 1 through 4, inclusive, in Block 2, all in Tract No. 1031, SHADOW HILLS-I, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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. THIS

INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930.

The true and actual consideration for this transfer is One Dollar and other valuable consideration (\$1.00 & O.V.C).

DATED this 1st day of February 2013.



Steven V. Belden

STATE OF OREGON

COUNTY OF KLAMATH

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ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared the above-named Steven V. Belden, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

Witness my official seal this 1st day of February, 2013.



Notary Public

