

2013-002385

Klamath County, Oregon



00132269201300023850040046

03/05/2013 09:42:08 AM

Fee: \$52.00

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.

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

AFTER RECORDING RETURN TO:

Lensman & Associates, Ltd.

Attn: Melissa Brown

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

Canton, Ohio 44718

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

Belden Capital, LLC

c/o Henry S. Belden, IV

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

\$ 584,704.00

☐ 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 _____."**

<u>RETURN TO:</u> Lensman & Associates, Ltd. 4571 Stephen Cir. N.W. Ste. 200 Canton, Ohio 44718	<u>MAIL TAX STATEMENTS TO:</u> FO Real Estate, LLC 4571 Stephen Cir. N.W. Ste. 200 Canton, Ohio 44718
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BARGAIN AND SALE DEED

Belden Capital, LLC, an Ohio limited liability company, 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:

PARCEL 1:

Parcels 2 and 3 of Land Partition 37-99, being a portion of the NE ¼ NW ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Together with an easement for ingress, egress and utilities over the East 30 feet of Parcel 1 of Land Partition 37-99.

Key Number: R886109 Tax account number: 3909-010BA-02401-000

Key Number: R886110 Tax account number: 3909-010BA-02402-000

PARCEL 2:

Parcel 2 of Land Partition 44-02, Records of Klamath County, Oregon, being a portion of Parcel 1 of Land Partition 37-99, situated in the NE ¼ of the NW ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.


Key Number: R888895 Tax account number 3909-010BA-02403-000

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 Five Hundred Eighty-Four Thousand Seven Hundred Four Dollars (\$584,704.00).

DATED this 31st day of December, 2012.

BELDEN CAPITAL, LLC

By: 
Henry S. Belden, IV

Its: Manager

STATE OF OHIO

COUNTY OF STARK

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ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared the above-named Belden Capital, LLC, an Ohio limited liability company, by Henry S. Belden IV, its Manager, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed in such capacity.

Witness my official seal this 31st day of December, 2012.

Melissa M Brown
Notary Public



MELISSA M. BROWN
Notary Public, State of Ohio
My Commission Expires 02-25-2013