

2013-002962

Klamath County, Oregon



00132995201300029620050059

03/19/2013 10:09:52 AM

Fee: \$57.00

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

Bear Valley Properties, LLC

13688 Pearson Butte Trail

Klamath Falls, Oregon 97603

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

Klamath Properties, 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

\$ 0.00

☐ Other**5) SEND TAX STATEMENTS TO:**

Klamath Properties, 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> Klamath Properties, LLC 4571 Stephen Cir. N.W., Ste. 200 Canton, Ohio 44718
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BARGAIN AND SALE DEED

Bear Valley Properties, LLC, an Oregon limited liability company, Grantor, conveys to Klamath Properties, 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:

Parcel 3 of Land Partition 35-03, a replat of Parcel 2 of Land Partition 2-97, being a portion of Lot 5, Block 3, TRACT 1152 NORTH HILLS, located in the SE ¼ NE ¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, County of Klamath, State of Oregon.

Tax Account No.: 3809-035AD-02109-000

Key No.: 889702

Parcel 2:

Parcel 2 of Land Partition 35-03, a replat of Parcel 2 of Land Partition 2-97, being a portion of Lot 5, Block 3, TRACT 1152 NORTH HILLS, located in the SE ¼ NE ¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, County of Klamath, State of Oregon.

Tax Account No.: 3809-035AD-02108-000

Key No.: 889701

Parcel 3:

Parcel 1 of Land Partition 35-03, a replat of Parcel 2 of Land Partition 2-97, being a portion of Lot 5, Block 3, TRACT 1152 NORTH HILLS, located in the SE ¼ NE ¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, County of Klamath, State of Oregon.

Tax Account No.: 3809-035AD-02104-000

Key No.: 882138

Parcel 4:

Parcel 3 of Land Partition 34-03, a replat of Parcel 3 of Land Partition 2-97, being a portion of Lot 5, Block 3, TRACT 1152 NORTH HILLS, located in the SE ¼ NE ¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, County of Klamath, State of Oregon.

Tax Account No.: 3809-035AD-02111-000

Key No.: 889706

Parcel 5:

Parcel 2 of Land Partition 34-03, a replat of Parcel 3 of Land Partition 2-97, being a portion of Lot 5, Block 3, TRACT 1152 NORTH HILLS, located in the SE ¼ NE ¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, County of Klamath, State of Oregon.

Tax Account No.: 3809-035AD-02110-000

Key No.: 889705

Parcel 6:

Parcel 1 of Land Partition 34-03, a replat of Parcel 3 of Land Partition 2-97, being a portion of Lot 5, Block 3, TRACT 1152 NORTH HILLS, located in the SE ¼ NE ¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, County of Klamath, State of Oregon.

Tax Account No.: 3809-035AD-02105-000

Key No.: 882137

Parcel 7:

Lot 12 in Block 1, 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.

Tax Account No.: 3809-035CB-01100-000

Key No: 447528

Parcel 8:

Lot 13 in Block 1, 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.

Tax Account No.: 3809-035CB-01200-000

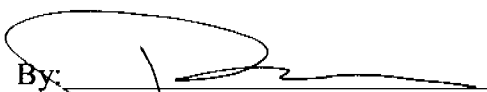
Key No.: 447546

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. 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 Zero Dollars (\$0.00).

DATED this 12th day of March, 2013.

BEAR VALLEY PROPERTIES, LLC

By: 
Todd A. Lensman

Its: Member

STATE OF OHIO

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ACKNOWLEDGMENT


COUNTY OF STARK

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Before me, a Notary Public in and for said County and State, personally appeared the above-named Bear Valley Properties, LLC, an Oregon limited liability company, by Todd A. Lensman, its Member, 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 12th day of March, 2013.


Notary Public

JOHN T. KONOVSKY, ATTY. AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Under Section 147.03 R.C.