

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2013-005926

Klamath County, Oregon



00136602201300059260020027

05/28/2013 11:34:35 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

IRA Services Trust Co. FBO Leo C Olsen IRA 346644

P.O. Box 7080

San Carlos, Ca. 94070

Grantor's Name and Address

Lupine Investments LLC, Leo Olsen Sole MBR

12335 Lupine Lane

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Lupine Investments LLC, Leo Olsen

12335 Lupine Lane

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Lupine Investments LLC, Leo Olsen

12335 Lupine Lane

Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that IRA Services Trust Co. FBO Leo C Olsen IRA 346644

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Lupine Investments LLC, Leo Olsen Sole MBR in Oregon Limited Liability Company  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,  
State of Oregon, described as follows (legal description of property):

Lot 2 in Block 1 of Tract No. 1007, Winchester (Commonly Known as  
4209 Sturdivant Avenue, Klamath Falls, OR 97603)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on MAY 21, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

IRA SERVICES TRUST CO.

FBO - LEO C OLSEN

BY: [Signature]

MICHAEL MCNAIR

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

SEE ATTACHED

Notary Public for Oregon

My commission expires

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

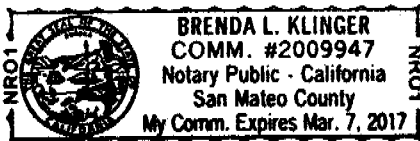
State of California

County of SAN MATEO

On MAY 21, 2013 before me, BRENDA L. KLINGER  
Date Here Insert Name and Title of the Officer

personally appeared MICHAEL MCNAIR  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Brenda L. Klinger  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: DEED

Document Date: MAY 21, 2013 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: MICHAEL MCNAIR Signer's Name: \_\_\_\_\_

☒ Corporate Officer — Title(s): TRUST OFFICER Corporate Officer — Title(s): \_\_\_\_\_

- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: IRA SERVICES TRUST CO.

Signer Is Representing: \_\_\_\_\_