

2013-006133

Klamath County, Oregon



00136854201300061330040048

05/31/2013 11:01:43 AM

Fee: \$52.00

After recording return to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

LCH Investments  
Harold R. Heaton  
600 Hillside Avenue  
Klamath Falls, Oregon 97601

### BARGAIN AND SALE DEED

LCH Investments, an Oregon General Partnership, Grantor, conveys and transfers to LCH Investments LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lots 4A and 4B, Block 6, RAILROAD ADDITION to the City of  
Klamath Falls, Oregon

Klamath County Assessor's Account No. R-3809-033BB-09900-000  
Property ID No. R415214

more commonly known as 508 Market Street, Klamath Falls, Oregon.

There is no consideration for this conveyance. It is done for purposes of estate planning.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 17<sup>th</sup> day of January, 2013.

LCH Investments,  
an Oregon General Partnership

By: Harold R. Heaton  
Harold R. Heaton, Partner

By: Larry C. Heaton  
Larry C. Heaton, Partner

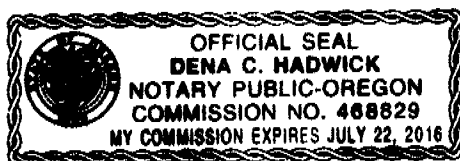
By: Harold R. Heaton  
Harold R. Heaton, Fiduciary for  
the Estate of Charles C. Heaton,  
Partner (Klamath County Circuit  
Court Case No. 1204466CV).

By: Harold R. Heaton  
Harold R. Heaton

By: Larry C. Heaton  
Larry C. Heaton

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

This instrument was acknowledged before me on January 2, 2013, by Harold R. Heaton as Partner of LCH Investments.



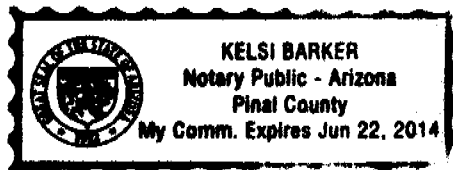
Dena C. Hadwick  
Notary Public - State of Oregon  
My commission expires: 7-22-16

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Arizona  
STATE OF OREGON )  
Pinal ) ss.  
County of Klamath )

This instrument was acknowledged before me on January 17<sup>th</sup>, 2013, by Larry C. Heaton as Partner of LCH Investments.

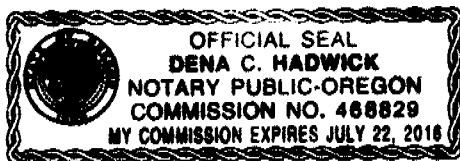


*[Signature]*  
Notary Public - State of Oregon Arizona

My commission expires: 6/22/2014

STATE OF OREGON )  
 ) ss.  
County of Klamath )

This instrument was acknowledged before me on January 2, 2013, by Harold R. Heaton as Fiduciary for the Estate of Charles C. Heaton, Partner (Klamath County Circuit Court Case No. 1204466CV.



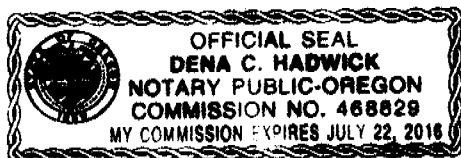
*[Signature]*

Notary Public - State of Oregon

My commission expires: 7-22-16

STATE OF OREGON )  
 ) ss.  
County of Klamath )

This instrument was acknowledged before me on January 2, 2013, by Harold R. Heaton.



*[Signature]*

Notary Public - State of Oregon

My commission expires: 7-22-16

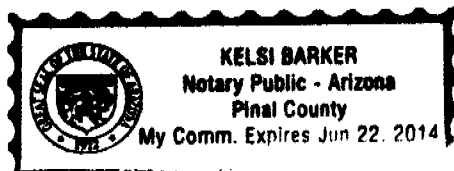
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STATE OF <sup>Arizona</sup> ~~OREGON~~ )  
County of <sup>Pinal</sup> ~~Klamath~~ ) ss.

This instrument was acknowledged before me on January 17<sup>th</sup>, 2013, by Larry C. Heaton.



Kelsi Barker  
Notary Public - State of ~~Oregon~~ <sup>Arizona</sup>, 2013  
My commission expires: 6/22/2014