

SB146892LR  
0097431

THIS SPACE RESERVED FOR RECORD

2013-009439

Klamath County, Oregon

08/16/2013 11:14:05 AM

Fee: \$47.00

  
**AmeriTitle**

Rivermark Community Credit Union

PO Box 1418

Beaverton, OR 97075

Grantor's Name and Address

Michael B. Ilg DBA Investors Lending Group

PO Box 872

Salem, OR 97308

Grantee's Name and Address

After recording return to:

Michael B. Ilg DBA Investors Lending Group

PO Box 872

Salem, OR 97308

Until a change is requested all tax statements  
shall be sent to the following address:

Michael B. Ilg DBA Investors Lending Group

PO Box 872

Salem, OR 97308

Escrow No. SB146892LR

Title No. 146892

BSD r.020212

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Rivermark Community Credit Union,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Michael B. Ilg DBA Investors Lending Group,**

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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

see attached legal description

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to perfect a lot line adjustment.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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

Return To:

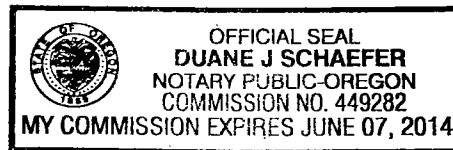
  
**AmeriTitle**

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.

In Witness Whereof, the grantor has executed this instrument this 25<sup>th</sup> day of July, 2013; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Rivermark Community Credit Union

BY: Bruce Holbrook  
Bruce Holbrook, Senior Collection Officer



State of Oregon  
County of Washington

This instrument was acknowledged before me on 25<sup>th</sup> July, 2013 by Bruce Holbrook as Senior Collections Officer Rivermark Community Credit Union.

Duane J Schaefer  
(Notary Public for Oregon)

My commission expires June 7, 2014

**PARCEL 1**

Rivermark Community Credit Union  
to  
Michael B. Ilg DBA Investors Lending Group



**EXHIBIT A  
LEGAL DESCRIPTION  
PROPERTY LINE ADJUSTMENT  
A PORTION OF TAX LOT R-2310-016D0-01700-000**

A portion of Tax Lot R-2310-016D0-01700-000, described in Trustee's Deed 2011-008008 Klamath County Clerk Records, located in the SE 1/4 of the SE 1/4 of Section 16, Township 23 South, Range 10 East, Willamette Meridian, City of La Pine, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Parcel 2, Land Partition 85-05, recorded in Klamath County Surveyor's Records as #7239; thence along the North boundary line of said Parcel 2 South 89°54'16" West, 442.27 feet; thence leaving said North boundary line North, 29.30 feet; thence East, 442.27 feet; thence South, 28.56 feet to the Point of Beginning.

This description contains 0.29 Acres, more or less. This description a portion of Tax Lot R-2310-016D0-01700-000, described in Trustee's Deed 2011-008008 Klamath County Clerk Records.

The basis of bearings is based upon the South line of Section 16 from the East 1/16 corner of Section 16 to the Southeast corner of Section 16, Township 23 South, Range 10 East, Willamette Meridian, in Land Partition 85-05, recorded in Klamath County Surveyor's Records as #7239.

