

2013-011383

Klamath County, Oregon



00143429201300113830020020

10/08/2013 09:53:44 AM

Fee: \$42.00

**After Recording Return to:**

Steve M. Zipper  
Gevurtz, Menashe, Larson & Howe, P.C.  
115 NW First Avenue, Suite 400  
Portland, OR 97209

**Until Further Notice, Send Tax Statements to:**

Bopp's Place, LLC  
5025 S.E. Hill Road  
Milwaukie, OR 97267

Tax Lot No. R-3809-030BA-01303-000

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**BARGAIN & SALE DEED**

**JENNIFER LYNN MORTENSEN**, Grantor, conveys to **BOPP'S PLACE, LLC**, an Oregon limited liability company, Grantee, the real property commonly known as 729 Hill Street, in the City of Klamath Falls, County of Klamath and State of Oregon and legally described as:

**Parcel 1**

Lot 17 in Block 41 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Parcel 2**

The West 13 feet of Lot 16 in Block 41 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

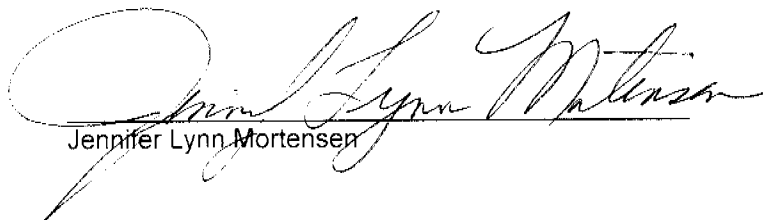
The true consideration for this conveyance is: OTHER VALUE GIVEN.

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.

*(Signature on Following Page)*

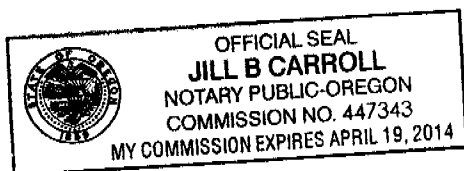
EXECUTED this 2 day of October, 2013.

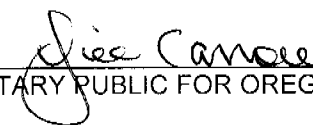
GRANTOR:

  
Jennifer Lynn Mortensen

STATE OF OREGON       )  
                                  ) ss.  
County of Multnomah    )

This instrument was acknowledged before me, a notary public in and for said County and State, this 2nd day of October, 2013, by the within named Jennifer Lynn Mortensen as her free and voluntary act and deed.



  
NOTARY PUBLIC FOR OREGON