

1396-11193



Klamath Cascade Group, LLC

P.O. Box 7765

Klamath Falls, OR 97602

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

4031 Beverly Dr
City 97603

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

Same as above

Escrow No. _____

Title No. _____

THIS SPACE RESERVED FOR RECORD

2013-011668

Klamath County, Oregon

10/15/2013 03:38:33 PM

Fee: \$42.00

AMERITITLE, has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Klamath Cascade Group, LLC, an Oregon Limited Liability Company,

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

JERRY O. ANDERSON AND ELIZABETH ANDERSON, AS TENANTS BY THE ENTIRETY

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:

Parcel 2 of LAND PARTITION 22-06, situated in the SE1/4NW1/4 of Section 1, Township 39 South Range 9 East of the
Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:
Beginning at the Southeast corner of Parcel 2 of said Land Partition 22-06; thence North 00 Degrees 10'00" East 14.94 feet;
thence South 89 Degrees 09'53" West 99.17 feet; Thence South 00 Degrees 50'07" East 14.94 feet to a point on the South
line of said Parcel 2; thence North 89 Degrees 09'53" East 98.91 feet to the point of beginning, with bearings based on
Property Line Adjustment 3-08.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$OTHER THAN MONEY**

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.

42.00

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 15 day of October 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.

Klamath Cascade Group, LLC

BY: Robert A. Stewart
Robert A. Stewart, Sr., Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 15, 2013 by Robert A. Stewart, Sr., as Member for Klamath Cascade Group, LLC.

Lisa Legget-Weatherby
(Notary Public for Oregon)



My commission expires 11/20/2015