

2014-000095**Klamath County, Oregon**

01/07/2014 10:25:55 AM

Fee: \$47.00

AmeriTitle

CLIMAX PROPERTY TRUST

P.O. Box 10767

Reno, NV 89510

Grantor's Name and Address

DANIEL J. MOREHOUSE

5241 Shasta Way

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

DANIEL J. MOREHOUSE

5241 Shasta Way

Klamath Falls, OR 97603

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

DANIEL J. MOREHOUSE

5241 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT99785-DS

Title No. 0099785

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

CLIMAX PROPERTY TRUST and CAPITOL INDUSTRIES, INC.,

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

DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE, 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:

The Easterly 65 feet of the Westerly 150 feet of Tract 47 in PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$57,500.00**.

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.

Ante

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 3rd day of January, 2014; 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.

CLIMAX PROPERTY TRUST

CAPITOL INDUSTRIES INC

BY Paul Baygents
Paul Baygents, Paul Baygents of
(Title) President
Capitol Industries, Inc. as Trustee ds

By Paul Baygents
Paul Baygents, President
(Title)

State of Nevada
County of Washoe

This instrument was acknowledged before me on January 3, 2014 by Paul Baygents, President of
(Title)

CAPITOL INDUSTRIES, INC. as Trustee of THE CLIMAX PROPERTY TRUST and by Paul Baygents,
President of CAPITOL INDUSTRIES, INC.
(Title)

[Signature]
(Notary Public)

My commission expires 10/16/17

