

1st 2242575-LW

AFTER RECORDING RETURN TO:

Richard and Susan Rambo  
P.O. Box 393

Keno, OR 97627

2014-006673

Klamath County, Oregon

06/23/2014 03:18:10 PM

Fee: \$57.00

SEND ALL TAX STATEMENTS TO:

Richard and Susan Rambo

P.O. Box 393

Keno, OR 97627

### STATUTORY BARGAIN AND SALE DEED

**GRANTOR:**

**TROUBLED ASSET SOLUTIONS, LLC, in its capacity  
as Receiver for The Mortgage Exchange, Inc., Washington  
County Circuit Court Case No. C112822CV**

**GRANTEE:**

**RICHARD RAMBO and SUSAN RAMBO, husband and wife  
as Tenants by the Entirety**

**TRUE AND ACTUAL**

**CONSIDERATION:**

**\$39,800.00**

Pursuant to that certain Order Authorizing Sale of Property (39.8 Acres, Keno, OR) entered June 2, 2014, Washington County Circuit Court Case No. C112822CV, Grantor conveys to Grantee all of Grantor's right, title and interest in and to the real property more particularly described in the Exhibit A attached hereto and made a part hereof, together with all rights and interests appurtenant thereto (the "Property").

The Property and any improvements thereon are conveyed AS IS AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, and by recording this deed Grantee accepts the Property and improvements in that condition.

**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**

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F.  
62.00

**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.**

TROUBLED ASSET SOLUTIONS, LLC, as  
Receiver

By: [Signature]  
Dennis Lynch, member

By: [Signature]  
Robert McKean, member

STATE OF OREGON                    )  
  ) ss.  
County of Multnomah            )

This instrument was acknowledged before me on June 4<sup>th</sup>, 2014, by Dennis Lynch, as member of Troubled Asset Solutions, LLC.



[Signature]  
Notary Public for Oregon

STATE OF OREGON

)

) ss.

County of Multnomah

)

This instrument was acknowledged before me on June 4<sup>th</sup>, 2014, by Robert McKean, as member of Troubled Asset Solutions, LLC.

*Kristin A. Fuller*

Notary Public for Oregon



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**EXHIBIT "A"**

Real property in the City of Keno, County of Klamath, State of Oregon, described as follows:

TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON:

SECTION 6: THAT PORTION OF GOVERNMENT LOT 7 LYING WESTERLY OF KENO-WORDEN HIGHWAY EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 300 FEET; THENCE EAST TO THE MEANDER LINE OF THE SWAMP; SAME BEING THE WESTERLY BOUNDARY OF THE C.V. NELSON PROPERTY; THENCE SOUTHEASTERLY ALONG SAID MEANDER LINE TO THE SECTION LINE BETWEEN SECTIONS 6 AND 7 OF SAID TOWNSHIP AND RANGE; THENCE WEST TO THE PLACE OF BEGINNING, KLAMATH COUNTY, OREGON.