

2014-007851

Klamath County, Oregon

GRANTOR'S NAME & ADDRESS:

Jerry & Rebecca Duerksen
208 South 23rd Street
Philomath OR 97370

GRANTEE'S NAME & ADDRESS

Altamont Mobile Home Park, LLC
913 NW Grant Ave
Corvallis OR 97330



00156598201400078510010011

07/29/2014 09:28:00 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Scott A. Fewel, Attorney at Law
456 SW Monroe #101
Corvallis, OR 97333

TAX STATEMENTS TO:

Altamont Mobile Home Park, LLC
913 NW Grant Ave.
Corvallis OR 97330

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that JERRY L. DUERKSEN and REBECCA J. DUERKSEN, hereinafter called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto ALTAMONT MOBILE HOME PARK, LLC, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, located at 3333 Anderson Ave., Klamath Falls, OR 97603, more specifically described as follows, to-wit:

Tract 13 and 14 of Resubdivision of Tracts 25 to 32 inclusive, together with the South 10 feet of 33 and 34 of Altamont Ranch Tracts, in the county of Klamath, State of Oregon, EXCEPT the East 10 feet thereof, conveyed to Klamath County in Volume 168, Page 535, Deed Records of Klamath County, Oregon.

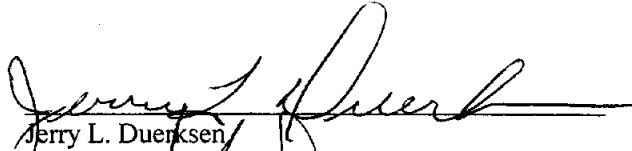
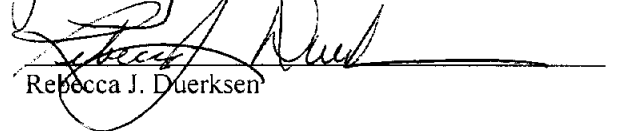
AND EXCEPT that portion of Lot 14 lying within the boundaries of Austin Street; and EXCEPT that portion of Lots 13 and 14 lying within the boundaries of USBR A-3-F Lateral Canal.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of July, 2014; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

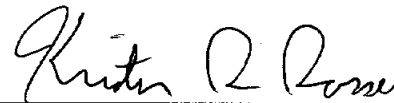

Jerry L. Duerksen

Rebecca J. Duerksen

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.

STATE OF OREGON, County of Benton)ss.

This instrument was acknowledged before me on July 23, 2014, by Jerry L. Duerksen and Rebecca J. Duerksen.




Notary Public for Oregon
My Commission Expires: 02/28/2016