

2014-008477

Klamath County, Oregon



00157369201400084770010019

08/14/2014 09:48:48 AM

Fee: \$42.00

After recording return to: LS Klamath Falls One, LLC, PO Box 97, Corbett OR 97019
 Send tax statements to: LS Klamath Falls One, LLC, PO Box 97, Corbett OR 97019

BARGAIN & SALE DEED

KATHY COMFORD, ROBERT COMFORD, **Grantors**, do grant, bargain and sell to LS Klamath Falls One, LLC, **Grantee**, any and all interest that they may have in that property located in Klamath County, Oregon described as Klamath Falls Forest Estates Hwy 66 Plat #3, Block 65, Lot 3, 4.58 Acres. Map: R-3711-034CO-00300-000. Code: 036. as set forth also a document recorded in Klamath County Clerk as document 2013-008722.

The consideration for this transfer is \$0 and is for the purpose of extinguishing grantor's vendee rights in the contract for real estate that was recorded as document 2013-008722 Klamath County; the grantee having accepted this deed in lieu of foreclosure or forfeiture of said real estate contract.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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."

July 25, 2014.

Kathy M. Comford
 Kathy Comford

Robert M. Comford
 Robert Comford

STATE OF OREGON)
 County of Klamath)ss.

KATHY COMFORD and ROBERT COMFORD appeared before me
 on 08-07, 2014 and acknowledged the foregoing to be their voluntary act and deed.

[Signature]
 Notary Public for Oregon

