

184 2274581-MT

AFTER RECORDING RETURN TO:

Dan Martin Construction, Inc.
4975 Chilly Valley Lane
Klamath Falls, OR 97603

2014-009020

Klamath County, Oregon

08/29/2014 02:28:36 PM

Fee: \$57.00

SEND ALL TAX STATEMENTS TO:

Dan Martin Construction, Inc.
4975 Chilly Valley Lane
Klamath Falls, OR 97603

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: **DAN MARTIN CONSTRUCTION, INC.**

TRUE AND ACTUAL

CONSIDERATION: \$175,000.00

Pursuant to that certain Order Authorizing Sale of Property (Sierra Heights Property), entered July 23, 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

PAGE 1 - STATUTORY BARGAIN AND SALE DEED

F.
62.00

STATE OF OREGON

)

) ss.

County of Multnomah

)

This instrument was acknowledged before me on August 11, 2014, by Robert McKean, as member of Troubled Asset Solutions, LLC.



Lori L. Pavey
Notary Public for Oregon

\\G:\Clients\7225\002\Wilcher Property\Sierra Heights Sale\O BSD TAS Receiver.wpd

Exhibit "A"

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

PARCEL 1:

LOTS 19 AND 20 IN TRACT 1383, SIERRA HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2:

PARCEL 3 OF LAND PARTITION 11-92 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FILED IN THE OFFICE OF THE COUNTY CLERK, ON JULY 09, 1993, RECORDS OF KLAMATH COUNTY, OREGON.

ALSO, COMMENCING AT THE WEST 1/16 CORNER COMMON TO SECTIONS 6 AND 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; THENCE N. 00° 07' 00" EAST 259.45 FEET TO A 5/8" IRON PIN; THENCE N. 49° 37' 00" EAST 627.09 FEET TO A 5/8" IRON PIN; THENCE NORTH 58° 09' 25" EAST 171.49 FEET; THENCE NORTH 28° 30' 00" EAST 84.29 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 61° 30' 00" WEST 80.00 FEET; THENCE NORTH 28° 30' 00" EAST 25.71 FEET; THENCE SOUTH 61° 30' 00" EAST 80.00 FEET; THENCE SOUTH 28° 30' 00" WEST 25.71 FEET TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING, THE FOLLOWING: COMMENCING AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 6 AND 7 TOWNSHIP 39 SOUTH, RANGE 10 EAST WILLAMETTE MERIDIAN; THENCE NORTH 00° 07' 00" EAST 259.45 FEET TO A 5/8" IRON PIN; THENCE NORTH 49° 37' 00" EAST 627.09 FEET TO A 5/8" IRON PIN; THENCE NORTH 58° 09' 25" EAST 171.49 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 61° 30' 00" WEST 80.00 FEET; THENCE NORTH 28° 30' 00" EAST 84.29 FEET; THENCE NORTH 61° 30' 00" WEST 58.38 FEET; THENCE SOUTH 28° 30' 00" WEST 160.00 FEET; THENCE SOUTH 61° 30' 00" EAST 176.00 FEET; THENCE NORTH 28° 30' 00" EAST 160.00 FEET; THENCE NORTH 61° 30' 00" EAST 37.62 FEET; THENCE SOUTH 28° 30' 00" WEST 84.29 FEET TO THE POINT OF BEGINNING.