

2015-009626

Klamath County, Oregon



00175224201500096260020023

08/28/2015 03:23:12 PM

Fee: \$47.00

Returned at Counter

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
EagleRidge High School
677 South Seventh Street
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Capstone Development L.L.C., an Oregon Limited Liability Company, Grantor, conveys unto EagleRidge High School, an Oregon nonprofit corporation, Grantee, the real property in Klamath County, Oregon, which is more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block 3 of HOLLISTER
ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Klamath County Assessor's Account No. R-3809-032AD-00900, 01000,
01100, 01200, and 01300.

The property is conveyed subject to the terms and conditions of that certain Trust Deed executed by Grantor in favor of Kenneth Scott Dugan as beneficiary, and the Promissory Note secured thereby, recorded October 11, 2006, as Instrument No. 2006-020481 in the records of the Clerk of Klamath County, Oregon and re-recorded and then amended by Instrument Nos. 2007-001319, 2010-004009, and 2012-005909, which Grantee assumes and agrees to pay and perform and hold Grantor harmless from.

This conveyance is a charitable gift and no consideration except the assumption of the above-described debt has been paid by Grantee.

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

BARGAIN AND SALE DEED - 1

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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.

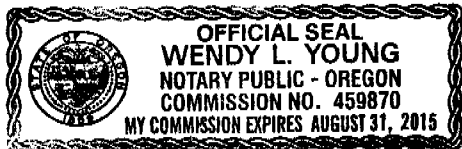
Dated this 28 day of August 2015.

CAPSTONE DEVELOPMENT L.L.C.

By: Donald E. Rowlett
Donald E. Rowlett, Member

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 28, 2015 by Donald E. Rowlett, in his capacity as a Member of Capstone Development L.L.C.



Wendy L. Young
Notary Public for Oregon
My Commission Expires: 8.31.2015