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2017-008289

Klamath County, Oregon



07/25/2017 10:14:35 AM

Fee: \$42.00

SPACE RESERVED FOR RECORDER'S USE

Returned at Counter

Eastwood Homes, LLC 401K PSP
900 SE 8th Street, Ste #150
Grants Pass, OR 97526

Grantor's Name and Address

Amuchastegui Construction, Inc.
520 Klamath Ave.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Pacific Trust Deed Servicing Co, Inc.
PO Box 697
Grants Pass, OR 97528

Until requested otherwise, send all tax statements to (Name and Address):

Amuchastegui Construction, Inc.
520 Klamath Ave.
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Gale Eastwood and Jay Eastwood, trustees of the Eastwood Homes, LLC 401K Profit Sharing Plan and Trust

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Amuchastegui Construction, Incorporated 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 33 as shown on the plat map filed of record on April 24, 2009, as Document 2009-005697, in the Official Records of Klamath County, Oregon.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED OCT 30TH, 2008 AS DOCUMENT #2008-014735. AMENDED ON MARCH 28, 2013 AS DOCUMENT #2013-003283. AMENDED ON MARCH 28TH, 2013 AS DOCUMENT #2013-003284 AND FURTHER AMENDED ON NOVEMBER 9TH, 2015 AS DOCUMENT #2015-012213. EASEMENT RECORDED OCTOBER 30, 2008 AS INST. #2008-014735. BY-LAWS RECORDED APRIL 7, 2009 AS INST.#2009-004850. REVOC. LICENSE AND ENCROACHMENT PERMIT RECORDED APRIL 24, 2009 AS INST #2009-005698. SUBDIVISION DEVELOPMENT AGREEMENT RECORDED APRIL 24, 2009 AS INST. #2009-005699.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on June 26th 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

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, 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.

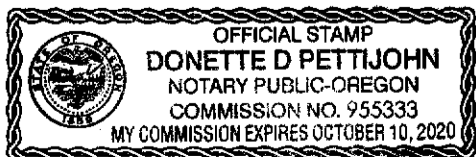
Gale Eastwood, trustee

Jay Eastwood, trustee

STATE OF OREGON, County of Josephine ss.

This instrument was acknowledged before me on by

This instrument was acknowledged before me on June 26, 2017 by Gale Eastwood & Jay Eastwood as Trustees of Eastwood Homes, LLC 401K Profit Sharing Plan and Trust



Notary Public for Oregon

My commission expires 10/10/2020