

**2018-012119**

**Klamath County, Oregon**

10/03/2018 11:17:00 AM

Fee: \$87.00

After recording, return to:  
Horner & Park LLP  
250 NW Franklin Ave., Suite 101  
Bend, Oregon 97703

Until a change is requested,  
send tax statements to:

No Change

*THIS SPACE FOR RECORDER'S USE ONLY*

### **BARGAIN AND SALE DEED**

KITRI FALXA, Grantor, hereby conveys to BNM INVESTMENTS, LLC, a Wyoming Close Limited Liability Company, Grantee, the following described real property in the County of Klamath, State of Oregon:

**Lot 18 in Block 3 of TRACT NO. 1074, Leisure Woods, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Subject to: All matters of record.

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.

The true consideration for this conveyance is \$0, which consists in whole, or in part, of other property or value promised or given.

By execution of this Instrument, Grantor certifies that they are not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.


*Kitri Falxa*  
KITRI FALXA

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) ss.



  
NOTARY PUBLIC

 OFFICIAL STAMP  
MEGAN JUNE HORNER  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 956219  
MY COMMISSION EXPIRES NOVEMBER 03, 2020