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10/17/2012 02:59:27 PM

D-D Cnt=1 Str=7 PG

\$15.00 \$11.00 \$16.00 \$10.00 \$6.00

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE
SENT TO, AND AFTER RECORDING
RETURN TO:

Karoma Properties, LLC
1881 SW 1st Street
Redmond, OR 97756

STATUTORY BARGAIN AND SALE DEED

Karoma Properties, LLC, an Oregon limited liability company, Grantor, conveys to Karoma Properties, LLC, an Oregon limited liability company, Grantee, the following described real property:

See Attached Exhibit A (Map No. 15-13-29CD-00200, Account No. 130170).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING 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. THIS INSTRUMENT WILL 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 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OR 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.

The true and actual consideration for this transfer is non-monetary (deed to reflect Lot Line Adjustment).

DATED: ^{Oct 16} August 9TH, 2012.

Miguel Segoviano, Member
Karoma Properties, LLC,
an Oregon limited liability company

NOTORIAL CERTIFICATE ATTACHED

Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

STATUTORY BARGAIN AND SALE DEED



MICHAEL B. McCORD
Attorney at Law
65 NW Greeley Ave
Bend, OR 97701
Ph 541/388-4434
Fax 541/388-5089
Email: mccord@ourbendlawyer.com

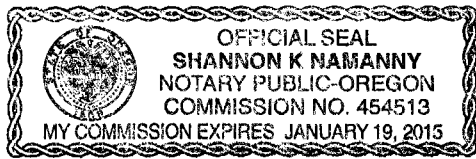
STATE OF OREGON)
)ss.
County of Deschutes)

sw

Personally appeared this 9TH day of ~~August~~ OCTOBER, 2012, the above named Miguel Segoviano, and acknowledged that he is a member of Karoma Properties, LLC, an Oregon limited liability company, and the foregoing instrument to be his voluntary act and deed

Before me:

Shannon Namanny
Notary Public for Oregon
My Commission expires: 1/19/15



STATUTORY BARGAIN AND SALE DEED

MICHAEL B. McCORD
Attorney at Law
65 NW Greeley Ave
Bend, OR 97701
Ph 541/388-4414
Fax 541/388-5089
Email mccord@ourbendlawyer.com

EXHIBIT "A"

KAROMA PROPERTIES, LLC

New Tax Lot 15-13-29CD-200

A tract of land located in the Southeast One-Quarter of the Southwest One-Quarter (SE 1/4 SW 1/4) of Section Twenty-Nine (29), Township Fifteen (15) South, Range Thirteen (13) East, Willamette Meridian, Redmond, Deschutes County, Oregon, said tract of land being more particularly described as follows:

Commencing at the Northeast corner of said Southeast One-Quarter of the Southwest One-Quarter marked by a PK Nail in "X" in Rock, thence along the North line of said Southeast One-Quarter of the Southwest One-Quarter of Section 29, also being the South line of The Greens of Redmond, Phases 1 and 2 North 89°47'39" West 416.29 feet to the TRUE POINT OF BEGINNING; thence leaving said South line of The Greens of Redmond, Phases 1 and 2 South 00°12'21" West 447.63 feet; thence South 87°15'41" East 92.23 feet to a point on the Northwesterly Right-of-Way line of U.S. Highway 97, as described in Warranty Deed recorded July 16, 1991 in Book 240, Page 41, Deschutes County Official Records; thence along said Northwesterly Right-of-Way line South 30°54'48" West 34.03 feet; thence leaving said Northwesterly Right-of-Way line North 87°15'41" West 514.21 feet; thence North 00°04'48" East 458.24 feet to a point on the North line of said Southeast One-Quarter of the Southwest One-Quarter of Section 29, also being the South line of The Greens of Redmond, Phase 6; thence along the South lines of said The Greens of Redmond, Phase 6 and also The Greens of Redmond, Phases 1 and 2 South 89°47'39" East 439.95 feet to the TRUE POINT OF BEGINNING, containing 4.78 acres, more or less.