

75434

K-46055

BARGAIN AND SALE DEED

Vol 94 Page 3650

KNOW ALL MEN BY THESE PRESENTS, That MARY ANN RODGERS

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
FLYING MJ RANCH
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 anywise appertaining, situated in the County
of KLAMATH, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0

However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1 day of FEBRUARY, 19 94;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

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, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

Mary Ann Rodgers

MARY ANN RODGERS

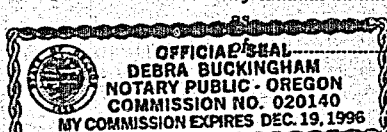
STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on February 1, 19 94,

by Mary Ann Rodgers

This instrument was acknowledged before me on , 19 ,

by



Debora Buckingham

Notary Public for Oregon

My commission expires 12-19-96

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Flying MJ Ranch
37815 McCarty Lane
Bonanza OR 97623

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

Flying MJ Ranch
37815 McCarty Lane
Bonanza OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

LEGAL DESCRIPTION

PARCEL 1:

The following described property is situated in Klamath County, Oregon.

In Township 36 South, Range 12 East of the Willamette Meridian:

Section 34: W1/2 SW1/4, SE1/4 SW1/4, S1/2 NE1/4 SW1/4, S1/2 N1/2 NE1/4 SW1/4,

In Township 37 South, Range 12 East of the Willamette Meridian:

Section 3: N1/2, SE1/4, E1/2 SW1/4, N1/2 NW1/4 SW1/4

Section 10: NE1/4, E1/2 E1/2 NW1/4, N1/2 SE1/4, SW1/4 SE1/4, W1/2 SE1/4 SE1/4

Section 2: SW1/4, W1/2 SW1/4 NW1/4

PARCEL 2:

S1/2 SW1/4 SW1/4 of Section 3, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

S1/2 S1/2 NW1/4 NE1/4 and the N1/2 N1/2 SW1/4 NE1/4 of Section 34, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 1st day
of Feb A.D., 19 94 at 3:41 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 3650

FEE \$35.00

Evelyn Biehn - County Clerk

By Debbie M. Anderson