

50326

BARGAIN AND SALE DEED

Vol. M97 Page 41157

KNOW ALL MEN BY THESE PRESENTS, That James L. Rodgers and Mary Ann Rodgers,
 husband and wife, tenants by the entirety, as to an undivided one-half interest
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
~~Four A's Ranch, Inc., an Oregon Corporation~~ Keno Springs Land and Cattle Co., LLC
 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:

Section 14
 SE 1/4, SE 1/4, Township 38 S, Range 12
 EWM, Klamath County, Oregon

97 DEC 18 P3:47

(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 \$.....
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole 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 25th day of September, 1996;
 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.

James L. Rodgers
Mary Ann Rodgers

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on September 25, 1996,
 by James L. Rodgers and Mary Ann Rodgers

This instrument was acknowledged before me on _____, 19____,
 by _____,
 as _____,
 of _____.



OFFICIAL SEAL
 SHELLEY A. KEENER
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 010181
 MY COMMISSION EXPIRES OCT. 18, 1996

Shelley A. Keener
 Notary Public for Oregon
 My commission expires 10-18-96

JAMES L. RODGERS & MARY ANN RODGERS

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
18th day of December, 1997
 at 3:47 o'clock P.M., and recorded
 in book/reel/volume No M97 on
 page 41157 or as fee/file/instru-
 ment/microfilm/reception No. 50326,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch, Co. Clerk

NAME Kathleen Row TITLE Deputy

Grantor's Name and Address

KENO SPRINGS LAND AND CATTLE CO., LLC

c/o BRAD ASPELL, ATTORNEY

122 S. FIFTH ST., KLAMATH FALLS, OR 97601

Grantee's Name and Address

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

SAME AS GRANTEE

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

KENO SPRINGS LAND AND CATTLE CO., LLC

c/o BRAD ASPELL, ATTORNEY

122 S. FIFTH ST., KLAMATH FALLS, OR 97601

Fee: \$30.00