

01 DEC 26 PM 3:21

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AFTER RECORDING RETURN TO:

CARLYLE F. STOUT III
Attorney at Law
215 Laurel Street
Medford, OR 97501

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:

Axel Farms, LLC
c/o G. Mark Ledford
PO Box 910
Medford, OR 97501

BARGAIN AND SALE DEED

K-57675

CATHY A. HUNT also known as **CATHY HUNT**, who took title as **CATHY A. COOPER**, also known as **Katherine Miller**, Grantor, conveys to **AXEL FARMS, LLC.**, an **Oregon Limited Liability Company**, Grantee, the following described real property:

All that portion of the W ½ SW ¼ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, lying North of the Northerly line of the Southside Bypass and West of the centerline of the U.S.R.S. No. 1-C-1-A-1 Drain Ditch Excepting any portion lying within the boundary of Drain Ditch, in the County of Klamath, State of Oregon. Also known as Klamath County Assessor's Identification No: Code: 32, Account No. 2909-1300-1900, Key No. 567639.

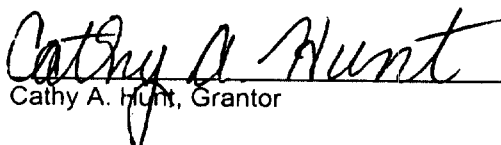
SUBJECT TO:

- (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
- (2) Easement for roadway, including the terms and provisions thereof, between Donna Anna Axel Miller et al and Robert Daniel Axel et al, dated September 23, 1971, recorded December 6, 1971, in Deed Volume M-71 on page 13252, records of Klamath County, Oregon.
- (3) Terms and provisions contained in Deed from Doris Anna Axel Miller, individually and as Trustee for Katherine Miller and Lester "Rocky" Miller, to Klamath County, a political subdivision of the State of Oregon, dated September 20, 1976, recorded November 26, 1976 in Deed Volume M-76 on page 19035, records of Klamath County, Oregon.

The actual consideration consists of, or includes, other property or other value given or promised, which value was the whole consideration.

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 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.

DATED this *30th* day of November, 2001.


Cathy A. Hunt, Grantor

66025

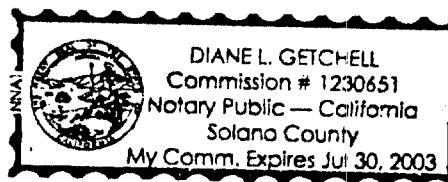
STATE OF CALIFORNIA)
County of Solano)ss.

November 30, 2001.

Personally appeared before me this above named **Cathy A. Hunt** and acknowledged the foregoing was her voluntary act and deed.

Diane L. Getchell
Notary Public for ~~Oregon~~ California
My Commission Expires: July 30, 2003

(see clients ledger for bargain & sale deed)



State of Oregon, County of Klamath
Recorded 12/26/01, at 3:21 p m
in Vol. M01 Page 66024-25
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2