

04 APR 5 PM 11:07

NN



Vol M04 Page 19116

Thomas D. Bryan

PO BOX 6599

BEND, OR 97708

Grantor's Name and Address

BLUE PINE PROPERTIES LLC

61445 SE 27th ST. #43

BEND, OR 97702

Grantee's Name and Address

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

BLUE PINE PROPERTIES LLC

61445 SE 27th ST. #43

BEND, OR 97702

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

BLUE PINE PROPERTIES LLC

61445 SE 27th ST. #43

BEND, OR 97702

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/05/2004 11:07 a. m
Vol M04 Pg 19116
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Thomas D. Bryan

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BLUE PINE PROPERTIES LLC, An Oregon limited liability company, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land located in the NW¹/₄ NW¹/₄ of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the North line of Section 31, from which the North east corner of the NW¹/₄ NW¹/₄ bears S89° 04' 28" East, 55.86 feet; thence S25° 15' 13" West, parallel with Highway 97, 50.00 feet to the true point of beginning of this description; thence continuing S25° 15' 13" West, parallel with Highway 97, 368.00 feet to the Southwest corner of a parcel of land described in Volume 226, Page 180 of the Deed Records of Klamath County; thence S89° 04' 28" East, along the South boundary of said parcel and parallel with the North line of Section 31, 232.71 feet, more or less, to the East line of the NW¹/₄ NW¹/₄ of Section 31; thence N00° 13' 33" East, along said East line, 300.33 feet, more or less to a point from which the true point of beginning bears N64° 44' 47" West; thence N64° 44' 47" West, 84.99 feet to the true point of beginning, containing 1.16 acres, more or less.

The basis of bearings for this description is Survey No. 7310 on file in the office of the Klamath County Surveyor.

SUBJECT TO Covenants, conditions, reservations, easements, restrictions, rights, rights of way and IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE all matters appearing of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ RECEIVED. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ~~the~~ whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on 4-1-04; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized 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.

Thomas D. Bryan

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on 4-1-04

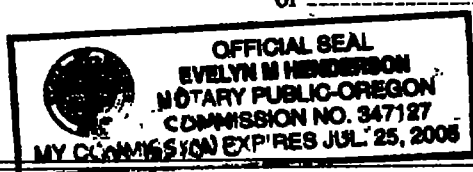
by Thomas D. Bryan

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Carleen M. Henderson
Notary Public for Oregon
My commission expires 7-25-05