

M06-04780

Klamath County, Oregon

03/17/2006 09:04:30 AM

Pages 1 Fee: \$21.00

Jeff M. & Sandra S. Hunter
7552 E. Wethersfield Drive
Scottsdale, Arizona 85260
Grantor's Name and Address

Hunter Hill Properties, LLC
7552 E. Wethersfield Drive
Scottsdale, Arizona 85260
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Hunter Hill Properties, LLC
7552 E. Wethersfield Drive
Scottsdale, Arizona 85260

Until requested otherwise, send all tax statements to:
Hunter Hill Properties, LLC
7552 E. Wethersfield Drive
Scottsdale, Arizona 85260

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS that Jeff M. & Sandra S. Hunter, Husband and Wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Hunter Hill 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 there unto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land situate in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe in the fence line along the East 1/16th line of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, bears N. 75°10'43" W. 4119.43 feet distant; thence along a fence line N.41°10' W. 506.8 feet; thence S. 89°14'20" W. 1796.60 feet; thence S. 10°50' W. 342.55 feet; thence S. 0°47' E. 290.60 feet; thence S. 89°13' W. 1292.76 feet; thence S. 18°59' E. 640.20 feet; thence S. 40°11' E. 387.80 feet; thence S. 27°58'20" E. 704.35 feet; thence S. 82°57'20" E. 831.95 feet; thence S. 32°08'20" E. 633.45 feet; thence S. 70°52'40" E. 384.80 feet; thence S. 201°04'40" E. 363.00 feet, more or less, to the 1/16th line of said Section 33; thence along said South 1/16th line S. 89°48'40" E. 1052.00 feet to the fence line along the East 1/16th line of said Section 33; thence N. 0°10' W. Along said fence line 2918.68 feet, more or less, to the point of beginning.

Together with a non-exclusive perpetual easement 60 feet in width for roadway purposes lying North of a line running East and West beginning at the Easterly point on the Westerly side of Washburn Way 60 feet West of the East 1/4 corner of Section 33, Township 39 South, Range 9 E. W. M. And running West a distance of 1255 feet to the Western most point of the SE 1/4 NE 1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian.

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 \$ _____. Not applicable; Estate planning purposes only.

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 this 7 day of March, 2006; 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.

Sandra S. Hunter
Jeff M. Hunter

STATE OF ARIZONA, County of MARICOPA ss.

This instrument was acknowledged before me on MARCH 7TH, 2006,

by LESLIE T. PORTER,

This instrument was acknowledged before me on _____, 2006,

by _____,

as _____,

of _____,



Notary Public State of Arizona
Maricopa County
Leslie T. Porter
Expires March 03, 2008

Leslie T. Porter
Notary Public
My commission expires MARCH 3, 2008

2/10/06