

MT73215 MS

THIS SPACE RESERVED FOR RECORDER'S USE

Bernie M. Johnson, et al

**M06-04857**

Klamath County, Oregon

03/17/2006 03:07:30 PM

Pages 3 Fee: \$31.00

Grantor's Name and Address

Mountain Valley Gardens LLC, an Oregon

Limited Liability Company

1107 N. 6th Street

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Mountain Valley Gardens LLC, an Oregon

Limited Liability Company

1107 N. 6th Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Mountain Valley Gardens LLC, an Oregon

Limited Liability Company

1107 N. 6th Street

Klamath Falls, OR 97601

Escrow No. MT73215-MS

BSD

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That Bernie M. Johnson and David M. Johnson and Benjamin D. Johnson and Lisa C. Johnson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mountain Valley Gardens 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 anyway 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**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

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 **Sother than \$\$.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

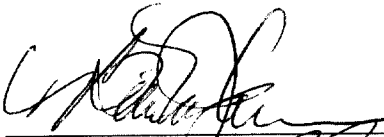
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

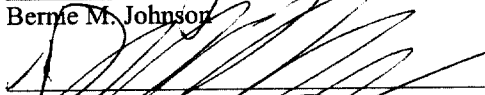
In Witness Whereof, the grantor has executed this instrument this 15th day of March, 2006, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

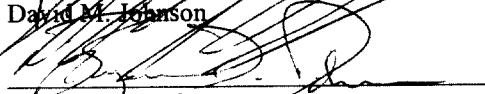
SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE


31.00

SIGNATURE PAGE

  
Bernie M. Johnson

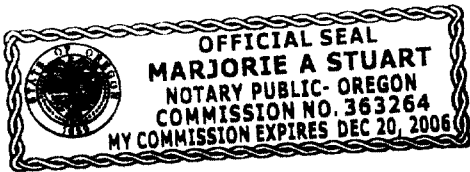
  
David M. Johnson


  
Benjamin D. Johnson

  
Lisa C. Johnson

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3/15, 2006 by Bernie M. Johnson, David M. Johnson, Benjamin D. Johnson and Lisa C. Johnson.



  
(Notary Public for Oregon)

My commission expires 12/20/06

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The E1/2 of the NE1/4 of the NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT any portion lying with Washburn Way and that portion lying in A-3 Lateral Canal.

Tax Account No:3909-01600-00100-000Key No:579573