

M06-08434

Klamath County, Oregon

05/01/2006 10:40:30 AM

Pages 1 Fee: \$21.00

After Recording Return to:

GREENSPRINGS PROPERTY LLC

PO Box 1527

Klamath Falls OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

GREENSPRINGS PROPERTY LLC

SAM AS ABOVE

ASPEN: 62973 MS

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **KEITH C. WELCH, SR. AND CONSTANCE A. WELCH**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **GREENSPRINGS PROPERTY 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 anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

A portion of the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the section line which lies 1,254.57 feet North 0° 43' West along the section line from the iron pin which marks the quarter section corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, State of Oregon and running thence South 45° 09 1/2' East a distance of 366.7 feet to an iron pin which lies on the Northerly right of way line of the Weed-Klamath Falls Highway, 30 feet Northwesterly at right angles from the center of the Highway; thence North 44° 50 1/2' East along the Northerly right of way line of the Weed-Klamath Falls Highway a distance of 140 feet to an iron pin; thence North 45° 09 1/2' West a distance of 330 feet to a point; thence South 44° 50 1/2' West 20 feet to a point; thence North 45° 09 1/2' West a distance of 159.36 feet to an iron pin which lies on the section line; thence South 0° 43' East along the section line a distance of 171.38 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of The Dalles-California Highway, Westside Bypass, U.S. Highway No. 97 and State Highway No. 140.

CODE 004 MAP 3909-008BC TL 00300 KEY# 539377

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 \$convey title only .  
(here comply with the requirements of ORS 93.930)

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)).

In Witness Whereof, the grantor has executed this instrument April 28, 2006; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

  
KEITH C. WELCH SR.

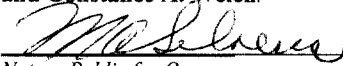
  
CONSTANCE A. WELCH

STATE OF OREGON, )

) ss.

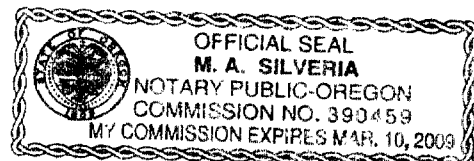
County of Klamath )

The foregoing instrument was acknowledged before me this  
28 day of April, 2006, by Keith C. Welch  
and Constance A. Welch.

  
Notary Public for Oregon

My commission expires:

**BARGAIN AND SALE DEED**  
**KEITH C. WELCH, SR. AND CONSTANCE A. WELCH, as**  
**grantor**  
**and**  
**GREENSPRINGS PROPERTY LLC, AN OREGON**  
**LIMITED LIABILITY COMPANY, as grantee**



This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
**525 Main Street**  
**Klamath Falls, OR 97601**  
Order No.: 00062973