

18

Jackson County Official Records 2006-029722

R-BSD

Cnt=1 Stn=3 MORGANS

\$30.00 \$5.00 \$11.00

06/09/2006 08:01:00 AM

Total: \$46.00



01198924200600297220060068

I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Kathleen S. Beckett - County Clerk



After recording return to:

Jessica Jones
1225 Crater Lake Ave
Suite 101
Medford, OR 97504

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

Same as of record

File No.: 7161-764728 (DJ)

Date: May 31, 2006

THIS SPACE RESERVED F

M06-11944

Klamath County, Oregon

06/12/2006 12:04:12 PM

Pages 6 Fee: \$46.00

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5
11

STATUTORY BARGAIN AND SALE DEED

Alpine Meadows Limited Partnership, a California Limited Partnership, Grantor, conveys to RANDLOPH P. HIGH AND KATHLEEN M. HIGH, TRUSTEES OF THE HIGH REVOCABLE TRUST UNDER INSTRUMENT DATED (OR U/T/D) AUGUST 24, 1992, TO AN UNDIVIDED 52% INTEREST; DONALD L. OLMSTED, AS TO AN UNDIVIDED 18% INTEREST; LARRY D. MELTON, AS TO AN UNDIVIDED 18% INTEREST AND STEVEN A. SANDERS AND LINDA SANDERS, HUSBAND AND WIFE, AS TO AN UNDIVIDED 12% INTEREST, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is \$0. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 5th day of June, 2006.

46-F

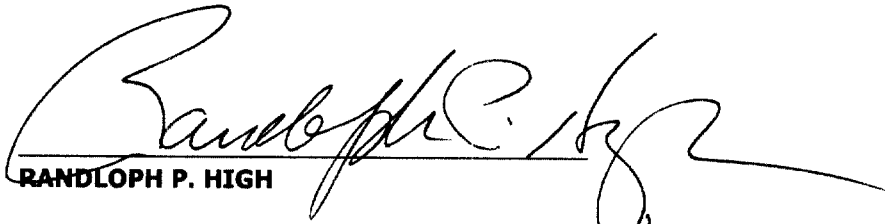
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APN: 546653

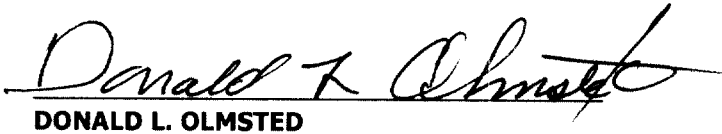
Bargain and Sale Deed
- continued

File No.: 7161-764728 (DJ)
Date: 05/31/2006

Alpine Meadows
Limited Partnership,
a California Limited
Partnership

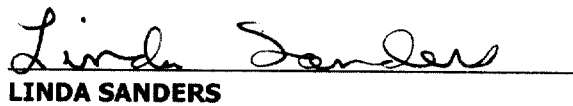

RANDLOPH P. HIGH


KATHLEEN M. HIGH


DONALD L. OLMSTED


LARRY D. MELTON


STEVEN A. SANDERS


LINDA SANDERS

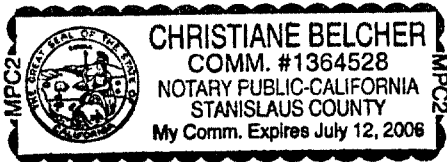
APN: 546653

Bargain and Sale Deed
- continued

File No.: 7161-764728 (DJ)
Date: 05/31/2006

STATE OF California)
County of Stanislaus)ss.
)

This instrument was acknowledged before me on this 5th day of June, 2006
by ~~Randolph P. High, Kathleen M. High, Donald L. Olmsted, Larry D. Melton, Steven A. Sanders and Linda Sanders~~ as members of Alpine Meadows Limited Partnership, a California Limited Partnership, on behalf of the corporation.



Christiane Belcher
Notary Public for California
My commission expires: 7-12-06

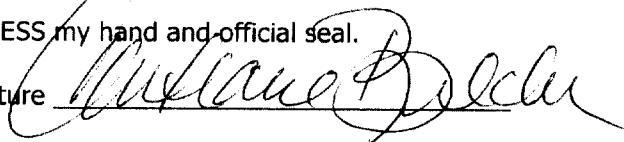
State of California

County of Stanislaus

On 6th day of June, 2006 before me, Christiane Belcher a Notary Public in and for said State, personally appeared Randolph P. High and Kathleen M. High, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

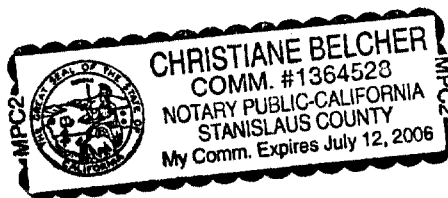
WITNESS my hand and official seal.

Signature



Name: Christiane Belcher
(typed or printed)

(Seal)



State of California

County of Stanislaus

On 7th day of June, 2006 before me, Christiane Belcher a Notary Public in and for said State, personally appeared Donald L. Olmsted and Larry D. Melton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

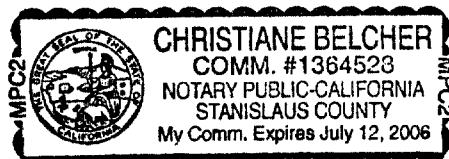
WITNESS my hand and official seal.

Signature

Christiane Belcher

Name: Christiane Belcher
(typed or printed)

(Seal)



APN: 546653

Bargain and Sale Deed
- continued

File No.: 7161-764728 (DJ)
Date: 05/31/2006

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land situated in the SE 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron pin on the West right of way line of Summers Lane which bears South a distance of 2783.75 feet and West a distance of 30.0 feet from the Southeast corner of the NE 1/4 NE 1/4 of said Section 10, said point also being the Northeast corner of parcel conveyed to A. N. Kelsey, et ux, by Deed Volume 164 page 552, records of Klamath County, Oregon; thence N. 0°21' W., along the West line of Summers Lane, a distance of 60.0 feet to a 5/8 inch iron pin; thence West, at right angles to Summers Lane, a distance of 235.0 feet to a point; thence North a distance of 103.75 feet, more or less, to the South line of "Summers Park"; thence West along said South line a distance of 1055 feet, more or less, to the West line of the E 1/2 SE 1/4 of said Section 10; thence South along said line a distance of 501.25 feet, more or less, to the Northwest corner of "Mazama Gardens"; thence N. 89°52' E. along the North line of Mazama Gardens a distance of 1096.44 feet to the Southwest corner of parcel described in Volume M85 page 6810, Deed records of Klamath County, Oregon; thence N. 0°21' W. along the West line of last mentioned parcel to the South line of parcel conveyed by Bula N. Kelsey to Jack Mulkey, et ux, by Volume M73 page 16495, Deed records of Klamath County, Oregon; thence N. 89°44'55" W. along the South line of said parcel a distance of 107.5 feet to the Southwest corner thereof; thence N. 0°14' E. a distance of 99.78 feet to the Northwest corner of said parcel; thence N. 89°39' E., along the North line of said parcel a distance of 306.47 feet to the point of beginning.