



09/27/2006 09:08:07 AM

Fee: \$31.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Larry J. and Joan A. Sees P.O. Box 238 Beatty, OR. 97621
--	--

-BARGAIN AND SALE DEED-

Larry J. Sees and Joan A. Sees, husband and wife, and Paris Mtn. Development, LLC, an Oregon Limited Liability Company, Grantors, convey to Larry J. Sees as to an undivided 35%, Joan A. Sees, as to an undivided 35% and Paris Mtn. Development, LLC as to an undivided 30%, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

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

The true and actual consideration for this transfer is zero.

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.

Larry J. Sees  
Larry J. Sees  
Joan A. Sees  
Joan A. Sees  
Paris Mtn. Development, LLC  
By: Danielle Kinyon  
Its: Vice President

STATE OF OREGON )  
County of Klamath ) ss. 9-19, 2006.

Personally appeared the above-named Larry J. Sees and Joan A. Sees and acknowledged the foregoing instrument to be their voluntary act.



Karen A. Baker  
Notary Public for Oregon  
My Commission expires: 9-20-09

STATE OF OREGON )  
County of Klamath ) ss. Sept 21, 2006.

On this 21st day of September, 2006, before me personally appeared Danielle Kinyon who being duly sworn, stated that She is the Vice President of Paris Mtn. Development, LLC, and acknowledged the foregoing instrument to be the voluntary act and deed of the limited liability company, executed by authority of its Vice President



Heather J. Hepburn  
Notary Public for Oregon  
My commission expires: Nov 3, 2009

## EXHIBIT A

### LEGAL DESCRIPTION:

#### Parcel 1:

Government Lots 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30 and 31 of Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway and ALSO EXCEPTING the following tract of land:

Commencing at a point which is the Southwest corner of the SE 1/4 of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.

#### Parcel 2:

The NE 1/4 NE 1/4 of Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

#### Parcel 3:

The E 1/2 E 1/2 of Section 21, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of Klamath Falls-Lakeview Highway.

#### Parcel 4:

Government Lots 1, 8, 9, 16, 17, 24, 25 and 32, Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway.

#### Parcel 5:

The S 1/2 W 1/2 NW 1/4 SW 1/4, W 1/2 SW 1/4 SW 1/4 Section 22 and the W 1/2 W 1/2 NW 1/4 Section 27, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

#### Parcel 6:

The S 1/2 NE 1/4, SE 1/4 Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

#### Parcel 7:

The N 1/2 NE 1/4, N 1/2 N 1/2 SW 1/4 NE 1/4, N 1/2 SE 1/4 NE 1/4 Section 33, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 8:

The SW 1/4 of Section 15, and the NW 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Together with all that portion of the NW 1/4 NW 1/4 SW 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the Klamath Falls-Lakeview Highway.

EXCEPTING THEREFROM a triangular parcel of land situated in the SW 1/4 NW 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginnnig at the intersection of the South line of the said SW 1/4 NW 1/4 with the Southeasterly right of way line of the Klamath Falls-Lakeview Highway; thence East along the South line of the SW 1/4 NW 1/4 a distance of 327 feet; thence North, at right angles to said South line 242.5 feet, more or less, to a point on the Southeasterly line of said highway; thence Southwesterly along said Southeasterly line a distance of 408 feet, more or less, to the point of beginning. ALSO

EXCEPTING THEREFROM that portion of Section 22, lying within the boundaries of the Klamath Falls-Lakeview Highway.

TOGETHER WITH a pertinent easement for a 30 foot easement along and adjacent to the West boundary lying South of Highway 140 for ingress and egress and electric utility use, as contained in Bargain and Sale Deed recorded February 7, 1985 in Volume M85 page 2069, Deed records of Klamath County, Oregon.

Parcel 9:

A parcel of land situated in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point which is the Southwest corner of the SE 1/4 of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.