

2006-023923

Klamath County, Oregon

After Recording Return to:

South Central Holdings, LLC

PO Box 395

Terrebonne Oregon 97760

Until a change is requested all tax statements

shall be sent to the following address:

Same as above



00010066200600239230010010

12/01/2006 10:21:46 AM

Fee: \$21.00

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That C. B. FOSS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SOUTH CENTRAL HOLDINGS, LLC, 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:

That portion of the NW 1/4 of the SE 1/4 lying Easterly of the Railroad right of way in Section 17, Township 28 South, Range 8 East of the Willamette Meridian, in Klamath County, State of Oregon.

ALSO the SW 1/4 of the SE 1/4 of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, in Klamath County, State of Oregon,

EXCEPTING THEREFROM that portion lying within the right of way of Southern Pacific Company.

TOGETHER WITH an Easement for ingress and egress to use the road in that certain Easement dated May 7, 1969, recorded June 7, 1969 as instrument No. 32570 in Volume M69 at Page 4757 from Boise Cascade Corporation to the United States of America with rights reserved and further conveyed to grantor by instrument dated April 1, 1976, recorded April 6, 1976 as instrument No. 12196 in Volume M76 at Page 4811 of Klamath County Records as such rights pertain to the utilization of Grantor's lands within the West 1/2 of Southeast 1/4 Section 17, Township 28, Range 8 East of the Willamette Meridian, in Klamath County, State of Oregon.

CODE 008; 050 MAP 2808-01700 TL 00400 KEY# 793403

CODE 050; 008 MAP 2808-01700 TL 00400 KEY# 87783

CODE 050 MAP 2808-01700 TL 00500 KEY# 87792

CODE 008 MAP 2808-01700 TL 00600 KEY# 87756

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 \$-0-.  
(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 November 6, 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.

C. B. FOSS

STATE OF OREGON,

County of Deschutes

) ss.

The foregoing instrument was acknowledged before me this  
15 day of November, 2006, by C.B. Foss.

Notary Public for Oregon

My commission expires: 2/24/2009

BARGAIN AND SALE DEED

C.B. FOSS, as grantor

and

SOUTH CENTRAL HOLDINGS, LLC, as grantee

