

2006-024227

Klamath County, Oregon

1<sup>st</sup> - 06-563

Rerecording 2006-023999 to add legals.



00010422200600242270040045

12/06/2006 03:33:05 PM

Fee: \$36.00

**COVER SHEET**

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

After recording, return to:  
Michael Bechtholdt  
PO Box 199  
Knightsen, CA 94548

Send Tax Statements to:  
Michael Bechtholdt  
PO Box 199  
Knightsen, CA 94548

The date of the instrument attached is 11/28/06

**1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)**

Bargain and Sale Deed \_\_\_\_\_

**2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:**

Paris Mtn Development, LLC \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160**

Michael Bechtholdt (30% Interest) \_\_\_\_\_  
\_\_\_\_\_

**4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**

\$ 0.00

**5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)**

\_\_\_\_\_

**6) RE-RECORDED to correct: \_\_\_\_\_**  
Previously recorded as: 2006-023999

36-F

2006-023999

Klamath County, Oregon

00010160200600239990020022

12/04/2006 11:15:25 AM

Fee: \$26.00

--Space below for Recorder's use only--

1st 06-563

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS THAT, Paris Mtn Development LLC, an Oregon Limited Liability Company, Grantor(s), for and in consideration of 0.00 and other good and valuable consideration not stated herein, paid by the grantee herein, do hereby grant, bargain, sell and convey unto Michael Bechtholdt, as to an undivided 30% interest, Grantee(s), the described tract of land in County of ~~Deschutes~~ Klamath and State of Oregon, more particularly described as follows:

See Attached Legal Description as Exhibit 'A'

TO HAVE AND TO HOLD the granted premises unto the said Grantee, its heirs and assigns forever.

WITNESS their Hand and Seal this 28th day of November, 2006.

Paris Mtn Development LLC  
By: Three Sisters Development Co Inc,  
Member

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.

Danielle Kinyon, V.P.  
By: Danielle Kinyon, Vice President

STATE OF OREGON  
COUNTY OF DESCHUTES

I, certify that I know or have satisfactory evidence that Danielle Kinyon, Vice President of Three Sisters Development Co Inc, Member of Paris Mtn Development LLC, an Oregon Limited Liability Company and is the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11/28/06

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

Michael Bechtholdt  
P O Box 199  
Knightsen, CA 94548

Heather J. Heppburn  
Public for the State of Oregon  
My Commission Expires: Nov. 3, 2009



After Recording Please Return to:

Same As Above

First American Title Ins. Co. has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

Escrow No. 402350

26-F

**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:

Beginnning 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.

First American Title Ins. Co. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency as to its effect upon the title to any real property that may be described therein.