

MTC1394-8433

After recording return to:

Send Tax Statements To:
Highmark Investment Group, LLC
P.O. Box 1625
Bend, OR 97709

2007-001475

Klamath County, Oregon



01/29/2007 11:32:24 AM

Fee: \$31.00

BARGAIN AND SALE DEED

Mark Keith, Grantor, grants, bargains, sells and conveys to Highmark Investment Group, LLC, an Oregon limited liability company, Grantee, any and all interest in the property described as follows:

See attached Exhibit A.

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 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)).

The true consideration for this conveyance is: other.


MARK KEITH

PAGE 1 - BARGAIN AND SALE DEED

AMERITITLE 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.

31⁰⁰

STATE OF OREGON)
) ss.
County of DESCHUTES)



Personally appeared the above-named Mark Keith and acknowledged the foregoing instrument to be his voluntary act and deed this 22 day of January, 2007.



NOTARY PUBLIC FOR OREGON

LEGAL DESCRIPTION

A parcel of land located in the NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of S1/2 NE1/4 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West line of the S1/2 NE1/4 NE1/4 NE1/4 of said Section 1, a distance of 241 feet, more or less, to the center line of the county road running from the Willamette Highway to Crescent Lake, Oregon; thence North 74 degrees East, along the center line of said county road a distance of 420 feet, more or less, to the Southwesterly right of way line of the Willamette Highway; thence North 16 degrees 19' West, along the row line of said Highway, a distance of 130 feet, more or less, to the North line of the S/2 NE1/4 NE1/4 NE1/4 of said Section 1; thence West 370 feet, more or less to the point of beginning; being a portion of the S1/2 NE1/4 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Willamette Highway and North of the County Road above mentioned.

EXCEPT the following:

Beginning at the Northwest corner of S1/2 NE1/4 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence East 125 feet; thence South 220 feet, more or less, to the center line of said road running from Highway 58 to Crescent Lake, Oregon; thence Southwesterly along the center line of said road to a point due South of the place of beginning; thence North 241 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of State Highway

Tax Account No.: 2406-001AA-00300-000

Key No.: 144070