

2007-008896

Klamath County, Oregon



00022565200700088960040048

05/15/2007 02:47:52 PM

Fee: \$36.00

After Recording Return to:

DOUGLAS K. IVEY

731 Miner Rd  
Grindav, Ca. 94563Until a change is requested all tax statements  
shall be sent to the following address:

DOUGLAS K. IVEY

Same as above

ATE: 64711MS

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **DK 2 ENTERPRISES LP., A LIMITED PARTNERSHIP**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DOUGLAS K. IVEY**, 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:

See Exhibit A attached hereto and made a part hereof.

**\*\*This Bargain and Sale Deed is being recorded in counterpart\*\***

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 \$convey title only.  
(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 April 23, 2007; 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.

DOUGLAS K. IVEY

DEBORAH MASTERS

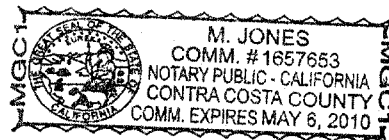
STATE OF CALIFORNIA

County of CONTRA COSTA

) ss.

The foregoing instrument was acknowledged before me this  
8<sup>TH</sup> day of MAY, 2007, by Douglas K.  
Ivey and Deborah Masters.

Notary Public for California



My commission expires:

**BARGAIN AND SALE DEED**  
**DK 2 ENTERPRISES**, as grantor  
and  
**DOUGLAS K. IVEY**, as grantee

This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064711

\$36-A

BARGAIN AND SALE DEED (Individual or Corporate)

After Recording Return to:

DOUGLAS K. IVEY

231 Miner Rd  
Orinda, Ca. 94563Until a change is requested all tax statements  
shall be sent to the following address:

DOUGLAS K. IVEY

Same as above

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **DK 2 ENTERPRISES LP., A LIMITED PARTNERSHIP**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DOUGLAS K. IVEY**, 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:

See Exhibit A attached hereto and made a part hereof.

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In Witness Whereof, the grantor has executed this instrument April 23, 2007; if a corporate grantor, it has caused its name to be signed and affixed by its officers, duly authorized thereto by order of its board of directors.

DOUGLAS K. IVEY

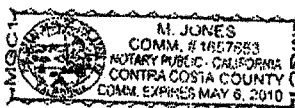
DEBORAH MASTERS

STATE OF CALIFORNIA

County of CONTRA COSTA

The foregoing instrument was acknowledged before me this  
8<sup>th</sup> day of MAY, 2007, by Douglas K.  
Ivey and Deborah Masters.

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My commission expires:

**BARGAIN AND SALE DEED**  
**DK 2 ENTERPRISES**, as grantor  
and  
**DOUGLAS K. IVEY**, as grantee

This document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064711

**ALL-PURPOSE ACKNOWLEDGEMENT**

State of California

County of

Marin

} SS.

On

5-14-07

(DATE)

before me,

Kyoko M. Wills Notary Public

(INITIALS)

personally appeared

Deborah Masters

(SIGNATURE)

☐ 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 signatures(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.

  
 KYOKO M. WILLS
**OPTIONAL INFORMATION**

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

**CAPACITY CLAIMED BY SIGNER (PRINCIPAL)****DESCRIPTION OF ATTACHED DOCUMENT**

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE OR TYPE OF DOCUMENT

- ☐ PARTNER(S)  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

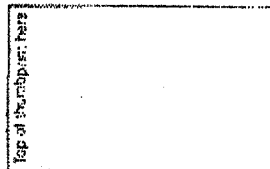
NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

**SIGNER IS REPRESENTING:**  
 NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT  
 OF  
 SIGNER



**Exhibit A**

**PARCEL 1:**

**Lots 10, 11 and 12, Block 4, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 012 MAP 3407-034DB TL 06600 KEY #202364  
CODE 012 MAP 3407-034DB TL 06500 KEY #202355  
CODE 012 MAP 3407-034DB TL 06400 KEY #202346**

**PARCEL 2:**

**Lots 1, 2, 3 and 4, Block 15, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 012 MAP 3407-034CD TL 08800 KEY #200874  
CODE 012 MAP 3407-034CD TL 08900 KEY #200883  
CODE 012 MAP 3407-034CD TL 09000 KEY #200892**

**PARCEL 3:**

**A parcel of land lying in Government Lot 7 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point 285.72 feet North and 1,300.86 feet East of the Southwest corner, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, which point is located on the East boundary of Lot 7, said Section 34; thence South 147.90 feet to a stake at edge of Williamson River; thence South 85° West for 200 feet; thence South 43° West 91.20 feet; thence North 231.80 feet; thence East 261.40 feet to the point of beginning.**

**EXCEPTING THEREFROM the 100 foot by 50 foot parcel conveyed to Lloyd Lotches by Land Status Report recorded in Book 306 at Page 467, Deed Records of Klamath County, Oregon.**

**AND a portion of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Starting at a point 285.72 feet North and 1,039.46 feet East of the Southwest corner of Section 34, Township 34 South, Range 7 East of the Willamette Meridian; thence East 100 feet; thence South 50 feet; thence West 100 feet; thence North 50 feet to the point of beginning, all located within Government Lot 7.**

**CODE 118 MAP 3407-034CC TL 01200 KEY #198217  
CODE 118 MAP 3407-034CC TL 01100 KEY #198208**