

MT13910-9401

ESC NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Joy McInnis & Grace Johnson
8449 Hill Rd.
Klamath Falls, OR 97603
Grantor's Name and Address
Johnson McInnis LLC
5035 S. 6th St.
Klamath Falls, OR 97603
Grantee's Name and Address

2008-003074
Klamath County, Oregon



00041530200800030740020024

SPACE RESI
FOR
RECORDER'S

03/11/2008 11:24:18 AM

Fee: \$26.00

After recording, return to (Name, Address, Zip):
Johnson McInnis LLC
5035 S. 6th St.
Klamath Falls, OR 97603
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Johnson McInnis LLC
5035 S. 6th St.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Joy McInnis & Grace Johnson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Johnson McInnis LLC, OR Limited Liability 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

see exhibit A

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Transfer LLC. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on March 7, 2008; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 ORS 197.352.

Grace Johnson
Joy McInnis

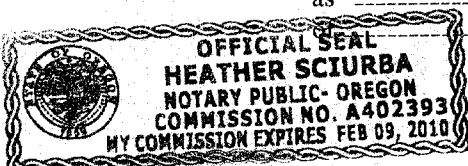
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on March 7, 2008 by Grace Johnson and Joy McInnis

This instrument was acknowledged before me on

by

as



Heather Sciurba
Notary Public for Oregon
My commission expires Feb 9, 2010

20MT

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

Beginning on the North line of the Dalles-California Highway at a point thereon distant 76 feet East of the intersection of the East line of the lane running North and South through the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and the said North line of said Dalles-California Highway; thence East along said North line of Highway 76 feet; thence North and parallel with said lane 189.4 feet; thence West and parallel with said Highway 76 feet; thence South and parallel with said lane 189.4 feet, to the place of beginning, being a portion of the SW 1/4 NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that parcel deeded to State of Oregon by and through its State Highway Commission, under Warranty Deed from Larry Baraboo and Deannie Baraboo, husband and wife, dated March 6, 1964 in Deed Volume 351, page 659, Deed Records of Klamath County, Oregon.

Tax Account No: 3909-002AC-07100-000

Key No: 513402