

2008-006932

Klamath County, Oregon

After Recording Return to:

SHERRILLS PROPERTIES LLC

6521 Verda Vista

Klamath Falls, OR 97603

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

SHERRILLS PROPERTIES LLC

Same as above

ATE = 65669 - ms



05/12/2008 11:32:51 AM

Fee: \$26.00

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENT That **TERRY D. SHERRILL AND JANET R. SHERRILL**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **SHERRILLS PROPERTIES LLC**, an Oregon Limited Liability Company, 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 COUNTY**, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument May 8, 2008; 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.

TERRY D. SHERRILL

JANET R. SHERRILL

STATE OF OREGON,

) ss.

County of Klamath

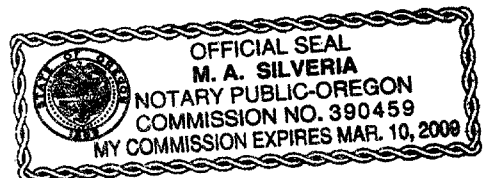
The foregoing instrument was acknowledged before me this 9  
day of May, 2008, by Terry D. Sherrill and  
Janet R. Sherrill.

Notary Public for Oregon

My commission expires: [ 3/10/09 ]

## BARGAIN AND SALE DEED

**TERRY D. SHERRILL AND JANET R. SHERRILL**, as  
grantor and  
**SHERRILLS PROPERTIES LLC**, an Oregon Limited  
Liability Company, as grantee



This document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 65669MS

**Exhibit A**

**PARCEL 1:**

The following described parcel as situate in the NW 1/4 of the NW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running; thence South 0° 00 1/2' East, 826.8 feet, more or less, along the West line of said Section 3, to its intersection with a line parallel to and 75.0 feet distance from (when measured at right angles to) the centerline of Klamath Falls-Lakeview Highway (also known as South Sixth Street); thence South 55° 52 1/2' East, parallel to said centerline of South Sixth Street, 601.2 feet, more or less, to the true point of beginning; thence North 34° 07 1/2' East 100 feet; thence South 55° 52 1/2' East, 100.0 feet; thence South 34° 07 1/2' West, 100.00 feet; thence North 55° 52 1/2' West, 100 feet to the point of beginning.

**PARCEL 2:**

The following described parcel as situate in the NW 1/4 of the NW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 0° 00 1/2' East 826.8 feet, more or less, along the West line of said Section 3 to its intersection with a line parallel to and 75.0 feet distant from (when measured at right angles to) the centerline of the Klamath Falls-Lakeview Highway (also known as South Sixth Street); thence South 55° 52 1/2' East parallel to said centerline of South Sixth Street, 601.2 feet; thence North 34° 07 1/2' East, 100 feet to the point of beginning; thence continuing North 34° 07 1/2' East, 75 feet; thence South 55° 52 1/2' East 100 feet; thence South 34° 07 1/2' West 75 feet; thence North 55° 52 1/2' West 100 feet to the point of beginning.

**PARCEL 3:**

Commencing at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 0° 00 1/2' East 826.8 feet, more or less, along the West line of said Section 3 to its intersection with a line parallel to and 75.0 feet distant from (when measured at right angles to) the centerline of Klamath Falls-Lakeview Highway (also known as South Sixth Street); thence South 55° 52 1/2' East, parallel to said centerline of South Sixth Street, 601.2 feet, more or less, to the true point of beginning of the description; thence North 34° 07 1/2' East a distance of 175 feet; thence North 55° 52 1/2' West 126 feet; thence South 34° 07 1/2' West 175 feet; thence South 55° 52 1/2' East 126 feet to the point of beginning.

CODE 001 MAP 3909-003BB TL 01400 KEY #526247  
CODE 001 MAP 3909-003BB TL 01200 KEY #526229  
CODE 001 MAP 3909-003BB TL 01300 KEY #685663