

2008-012712

Klamath County, Oregon



00053020200800127120030037

09/11/2008 03:12:03 PM

Fee: \$31.00



THIS SPACE

After recording return to:
Ken Medenbach
Po Box 2336
La Pine, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
No Change

File No.: 7064-1272549 (MG)
Date: August 26, 2008

STATUTORY BARGAIN AND SALE DEED

Blue Pine Properties, LLC, Grantor, conveys to **Green Planet Properties, LLC**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 27 day of August, 2008.

F31-

APN: R155744

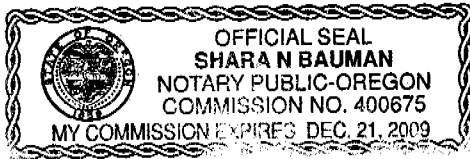
Bargain and Sale Deed
- continued


File No.: 7064-1272549 (MG)
Date: 08/26/2008


Kenneth W. Medenbach, Manager

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 27 day of August, 2008
by **Kenneth W. Medenbach, Manager of Blue Pine Properties, LLC.**





Notary Public for Oregon
My commission expires: 12/21/09

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 31, FROM WHICH THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER BEARS SOUTH 89° 04' 28" EAST, 55.86 FEET; THENCE SOUTH 25° 15' 13" WEST, PARALLEL WITH HIGHWAY 97, 50.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 25° 15' 13" WEST, PARALLEL WITH HIGHWAY 97, 368.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN VOLUME 226, PAGE 180, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 89° 04' 28" EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL AND PARALLEL WITH THE NORTH LINE OF SECTION 31, 232.71 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31; THENCE NORTH 00° 13' 33" EAST, ALONG SAID EAST LINE, 300.33 FEET, MORE OR LESS TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 64° 44' 47" WEST; THENCE NORTH 64° 44' 47" WEST, 84.99 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS SURVEY NO. 7310 ON FILE IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

NOTE: This legal description was created prior to January 1, 2008.