

2009-001975

Klamath County, Oregon



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02/12/2009 09:51:44 AM

Fee: \$21.00

Grantor's Name and Address

JOE BOONE, JR.
P.O. Box 332
Eustace, TX 95124

Grantee's Name and Address

MODOC POINT PROPERTIES, LLC
P.O. Box 7362
Klamath Falls OR 97602

After Recording Return to:

MODOC POINT PROPERTIES, LLC
P.O. Box 7362
Klamath Falls OR 97602.

Until requested otherwise, send all tax statements to:

MODOC POINT PROPERTIES, LLC
P.O. Box 7362
Klamath Falls OR 97602.

BARGAIN AND SALE DEED

JOE BOONE, JR., as Grantor, hereby grants, bargains, sells and conveys to MODOC POINT PROPERTIES, LLC, as Grantee, all right, title and interest in and to the following described real property, to wit:

**Lot 32 Modoc Point according to the official plat
on file in the office of the County Clerk, Klamath
County Oregon.**

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 \$10,000.00. 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.

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, 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, CHAPTER 424, OREGON LAWS 2007.

DATED this 2nd day of February, 2009.

Joe Boone Jr.
JOE BOONE, JR.

STATE OF TEXAS, County of Henderson)ss:

ACKNOWLEDGED BEFORE ME this 2nd day of February, 2009, by JOE BOONE, JR.



Lisa G. Hudgens
NOTARY PUBLIC FOR TEXAS

My Commission Expires: 07-17-2011