

2009-002982

Klamath County, Oregon



00061636200900029820040043

02/27/2009 08:51:53 AM

Fee: \$36.00

GRANTOR'S NAME AND ADDRESS:

Sylvia G. Bruce
57301 Gerber Road
Bonanza, OR 97623

STATE OF OREGON)
) ss.
County of Klamath)

GRANTEE'S NAME AND ADDRESS:

Bruce Family Limited Partnership
57301 Gerber Road
Bonanza, OR 97623

I certify that the within instrument was received
for record on the _____ day of _____,
_____, at _____ o'clock ____ M., and recorded
in book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception No.
_____, Records of said County.

AFTER RECORDING RETURN TO:

James C. Lynch
P. O. Box 351
Lakeview, OR 97630

Witness my hand and seal of County affixed.

SEND TAX STATEMENTS TO:

Bruce Family Limited Partnership
57301 Gerber Road
Bonanza, OR 97623

Name Title
By: _____
Deputy

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Sylvia G. Bruce**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Bruce Family Limited Partnership**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property together 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.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground.

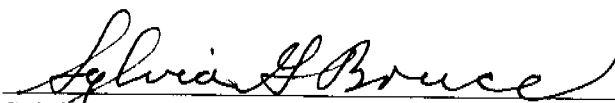
To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE.

In construing this deed and where the context so requires, all grammatical changes shall be implied to make the provisions hereof apply equally to limited partnerships and to individuals.

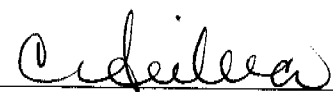
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

In Witness Whereof, the grantor has executed this instrument this 09 day of January 2009, 2009; effective, however, the 31st day of December, 2009.


Sylvia G. Bruce

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 9, 2009, by SYLVIA G. BRUCE.


Notary Public for Oregon
My Commission Expires: 2-21-09

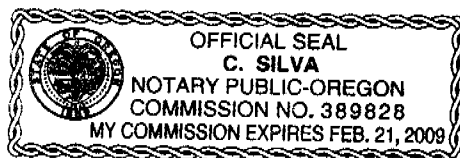


EXHIBIT "A"
LEGAL DESCRIPTION
Page 1 of 2

PARCEL 1:

Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon:

Section 12: SE $\frac{1}{4}$

Section 13: N $\frac{1}{2}$ N $\frac{1}{2}$

Section 14: NE $\frac{1}{4}$ NE $\frac{1}{4}$

Township 38 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 12: SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 17: E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 18: Government Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$), S $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 19: E $\frac{1}{2}$

Section 20: W $\frac{1}{2}$ W $\frac{1}{2}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 29: W $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$

Section 30: NE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$

Township 38 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon:

Section 7: E $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 18: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 29: W $\frac{1}{2}$ E $\frac{1}{2}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL 2:

A parcel of land located in the SW $\frac{1}{4}$ of Section 19, Township 38 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South one quarter corner of Section 19, Township 38 South, Range 14 East of the Willamette Meridian, thence along the South line of said Section 19 North 89°12'50" West 1080.68 feet; thence along a fence line North 54°31'50" East 651.22 feet; thence North 14°47'02" East 345.77 feet; thence South 78°48'25" East 302.81 feet; thence North 16°18'32" East 18.41 feet; thence South 80°55'36" East 166.25 feet to the East line of the SW $\frac{1}{4}$ of said Section 19; thence along said East line South 00°23'00" West 659.72 feet to the point of beginning.

PARCEL 3 (undivided one-half interest only):

Township 40 South, Range 14 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon:

Section 4: Government Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$)

Section 5: Government Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)

EXHIBIT "A"
LEGAL DESCRIPTION
Page 2 of 2

Tax Information: Account No. 3813-00000-01200-000; Key No. 114334; Code No. 036.
Account No. 3814-00000-00402-000; Key No. 878469; Code No. 019.
Account No. 3814-00000-00800-000; Key No. 117723; Code No. 008.
Account No. 3814-00000-01200-000; Key No. 117778; Code No. 019.
Account No. 3814-00000-01500-000; Key No. 117796; Code No. 019.
Account No. 3815-00000-01200-000; Key No. 118599; Code No. 008.
Account No. 3815-00000-04100-000; Key No. 118875; Code No. 008.
Account No. 4014-V0000-00200-000; Key No. 118018; Code No. 028.