

2009-010246

Klamath County, Oregon



07/29/2009 09:20:00 AM

Fee: \$26.00

After recording, return to:

Justin E. Throne  
280 Main Street  
Klamath Falls, OR 97601

Until further notice, send tax statements to:

Sam Henzel  
20201 Highway 97 S  
Klamath Falls, OR 97603

### BARGAIN AND SALE DEED

SAM A. HENZEL and THURSTON K. HENZEL, Grantor, convey to HENZEL BROS., an Oregon general partnership, Grantee, the following described real property located in Klamath County, State of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

*See Exhibit A.*

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 13 day of July, 2009.

Samuel A. Henzel

Thurston K. Henzel

STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 13th day of July, 2009, by Sam Henzel and Thurston Henzel, who personally appeared.

Jan L. Chrowl

Notary Public for Oregon

My Commission expires: 8-29-12

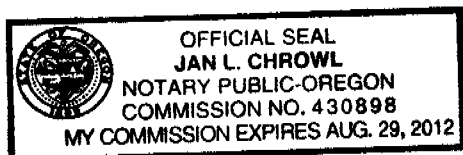


EXHIBIT A

The following described real property situate in Klamath County, Oregon:

Parcel 1: The E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 29, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: The SW $\frac{1}{4}$  of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a perpetual non-exclusive easement for roadway purposes being 22 feet wide along the West boundary of the E $\frac{1}{2}$  of Section 28, Township 40 South, Range 9 Est of the Willamette Meridian, extending from Lower Klamath Lake Road to a point 22 feet South of the South line of the N $\frac{1}{2}$  of said Section 28.

SUBJECT TO AND EXCEPTING those reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.