

2009-010247

Klamath County, Oregon



00070218200900102470020024

07/29/2009 09:20:17 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

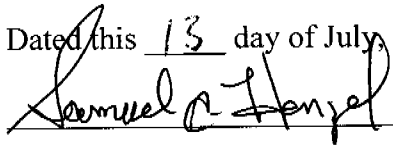
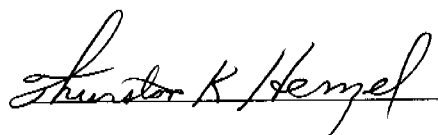
SAM HENZEL and THURSTON HENZEL, Grantor, convey to HENZEL BROS., an Oregon general partnership, Grantee, the following described real property located in Klamath County, State of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See Exhibit A.

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

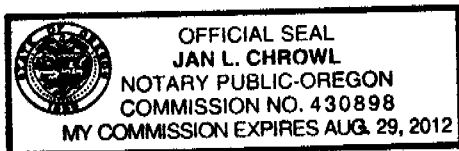
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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.

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.



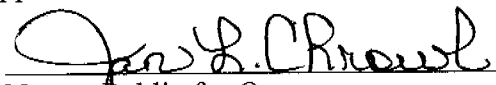

Notary Public for Oregon
My Commission expires: 8-29-12

EXHIBIT A

LEGAL DESCRIPTION:

A piece or parcel of land situate in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4); the South Half of the Northwest Quarter (S 1/2NW 1/4), and the North Half of the Southwest Quarter (N 1/2SW 1/4) of Section 26, and the Northeast Quarter of the Southeast Quarter (NE 1/4SE 1/4 of Section 27, all in Township 40 South of Range 8 East, Willamette Meridian, containing 79.7 acres, more particularly described as follows: Beginning at the point of intersection of the Easterly boundary of the right of way of The Dalles-California Highway, as the same is now located, and constructed, with the Southerly boundary of the right of way of the Ady Canal of the Klamath Drainage District as now located and constructed, from which the section corner common to Sections 22, 23, 26, and 27, of the above township and range bears N. 36°30 1/2' W., 1630.7 feet distant, and running thence S. 75° 34 1/2' E., along the said Southerly boundary of the right of way of the Ady Canal 652.3 feet; thence S. 0°07' W., 2479.2 feet, more or less, to a point in the Southerly boundary of the North Half of the Southwest quarter (N 1/2 SW 1/4) of the said Section 26; thence leaving the boundary of the right of way of the said Ady Canal, S. 89°50' W., along the said Southerly boundaries of the North Half of the Southwest Quarter (N 1/2 SW 1/4) of the said Section 26, and Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of the said Section 27, 2147.0 feet, more or less, to an intersection with the said Easterly boundary of the right of way of the Dalles-California Highway; thence N. 32° 21 1/2' E., following said right of way line 2097.7 feet; thence following a 1°38 1/2' circular curve to the left, 937.8 feet; thence N. 16° 57 1/2' E., 23.5 feet, more or less to the said point of beginning.

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.