

FORM No. 725 - BARGAIN AND SALE DEED (Individual or Corporate)

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2009-014082

Klamath County, Oregon



00074797200900140820030039

SPACE RESERVE
FOR
RECORDERS USE

10/30/2009 03:44:50 PM

Fee: \$47.00

Seedy Elsie, Inc.

3110 Ruston Way "B"
Tacoma, WA 98402

Bradbury F. Cheney and Steve Rogers

3110 Ruston Way "B"
40 Ameri Title, 300 Klamath Ave.
K Falls, OR

After recording, return to (Name, Address, Zip):

Same as Grantees above

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as Grantees above Brad Cheney
3110 Ruston Way "B" Steve Rogers
Tacoma, WA 98402

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Seedy Elsie, Inc., a dissolved Oregon non-profit corporation, aka C.D.L.C., Inc. hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bradbury F. Cheney and Steve Rogers, as tenants in common, each as to an undivided 1/2, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION THAT IS MADE A PART HEREOF.

**Pursuant to an Action of Shareholders and Directors of Seedy Elsie, Inc., a dissolved Oregon nonprofit corporation dated October 20, 2009.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ _____. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on October 20, 2009; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 LANDS LITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.055, 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.

STATE OF OREGON, County of Pierce

This instrument was acknowledged before me on 10-20-2009 by Bradbury F. Cheney & Steve Rogers, 2009 10-20-09.
DEBBIE L. PHIPPS
NOTARY PUBLIC, Oregon
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 9, 2011

Debbie L. Phipps
Notary Public for Oregon Washington
My commission expires 12-9-11

DEBBIE
NOTA
STATE OF
COMM
DECEN

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required references.

STATE OF WASHINGTON)
) SS.
COUNTY OF: PIERCE)

This notary is to be attached to the Bargain and Sale Deed dated 10/20/2009 between Seedie Elsie, Inc. and Bradbury F. Cheney and Steve Rogers.

DEBBIE L. PHIPPS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 9, 2011

Debbie L Phipps
Debbie L. Phipps, Notary

NOTARY PUBLIC for State of Washington
Residing at: Graham
My Commission Expires: December 9, 2011

E. L. PHIPPS
LIBRARY PUBLIC
OF WASHINGTON
LIBRARY EXPIRES
DECEMBER 9, 2011

That portion of Government Lot 5, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 2425 feet West and 660 feet South of the $\frac{1}{4}$ section corner between Sections 20 and 29, T. 35 S., R. 7 E.W.M., in the middle of the county road leading from Klamath Falls to Klamath Agency; thence West 215 feet to the Northwest corner of said Lot 5 Section 29; thence South 660 feet to the Southwest corner of said Lot 5; thence East 475 feet to the middle of said county road; thence North $22^{\circ}28'$ West 707 feet along said road to the place of beginning;

SAVE AND EXCEPTING THEREFROM the following described portion of Government Lot 5, said Township and Range: Beginning at the southwest corner of Government Lot 5, from which the quarter corner common to Sections 29 and 30 bears South 1320.00 feet; thence North along the West Line of Government Lot 5 34.53 feet; thence East 459.58 feet to the centerline of Modoc Point Road; thence along said centerline $S21^{\circ}13'55''E$, 32.29 feet to the South Line of Government Lot 5; thence along said South Line $S89^{\circ}25'18''W$, 471.17 feet to the point of beginning;

ALSO INCLUDING the following described portion of Government Lot 10, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a point which is 1760.22 feet north of the quarter corner between Sections 29 and 30, T. 35 S., R. 7 E.W.M; thence North 245.52 feet; thence West 139.92 feet to the east bank of the Williamson River; thence in a southwesterly direction 324.72 feet along the East bank of the Williamson River; thence East 352.44 feet to the true point of beginning;

ALSO INCLUDING that portion of Government Lot 10 described as follows:

Beginning at a point which is 1760.22 feet north of the quarter corner between Sections 29 and 30, said Township and Range; thence South 15.29 feet; thence South $80^{\circ}46'13''$ West 454.50 feet, more or less, to the easterly bank of the Williamson River; thence northeasterly along said easterly bank 112 feet, more or less; thence East 368.00 feet to the point of beginning.