

2009-015405

Klamath County, Oregon



12/07/2009 11:34:06 AM

Fee: \$37.00

After Recording Return to:

RICK WOODLEY

PO Box 301

MALIN, OREGON 97632

Until a change is requested all tax statements shall be sent to the following address:

SAME AS ABOVE

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That HIGH COUNTRY, LLC, AN OREGON LIMITED LIABILITY COMPANY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NOEL RAND WOODLEY, 1/2 interest; and RICK EUGENE WOODLEY and LINDA L. WOODLEY, husband and wife, as to 1/2 interest, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

A parcel of land situate in Government Lot 6 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which point is on the center line of the Merrill-Malin Highway; thence South to a point on the South right of way line of said Highway; thence West along the South right of way line of said Highway 240 feet to a point; thence South at right angles to said Highway 300 feet to the true point of beginning; thence continuing South at right angles to said Highway, 100 feet; thence East 240 feet, more or less, to the East line of Government Lot 6 in Section 16; thence North along said East line 100 feet, more or less to a point 300 feet South of the right of way line of said Highway; thence West at right angles 240 feet to the point of beginning.

This conveyance is intended to clear title to the above described property previously in the name of the Grantor.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

In Witness Whereof, the grantor has executed this instrument December 3, 2009; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

James L. Cheyne member *Loretta M. Cheyne member*

STATE OF OREGON,

) ss.
)

County of

The foregoing instrument was acknowledged before me this

, by

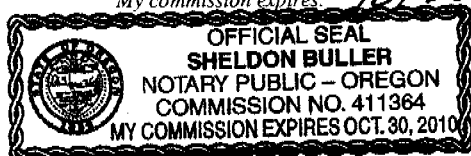
Sheldon Buller

Notary Public for Oregon

(SEAL)

My commission expires:

10/30/2010



STATE OF OREGON, County of

) ss.

The foregoing instrument was acknowledged before me this

Loretta M. Cheyne, by James L. Cheyne, president, and by Cheyne, secretary of the corporation.

a member corporation, on behalf of High Country, LLC

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)