

Until a change is requested,  
send tax statements to:  
Truax Holdings, Ltd.  
P. O. Box 3002  
Corvallis, OR 97339

2009-016189  
Klamath County, Oregon



12/29/2009 10:47:13 AM

Fee: \$42.00

After recording return to:  
Truax Holdings, Ltd.  
P. O. Box 3002  
Corvallis, OR 97339

## BARGAIN AND SALE DEED

TRUAX OIL, INC., an Oregon corporation, Grantor, conveys to TRUAX HOLDINGS, LTD., an Oregon corporation, Grantee, the following described real property in Klamath County in the State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this transfer stated in terms of dollars, is \$-0-. However the true and actual consideration includes other property or value given or promised which is the whole of the consideration.

**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 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT 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 (BALLOT MEASURE 49 (2007)).**

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 22<sup>ND</sup> day of December, 2009.

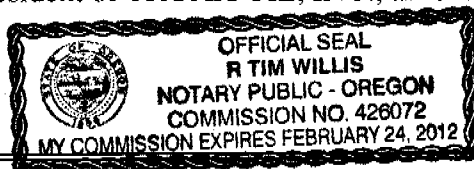
TRUAX OIL, INC., an Oregon corporation,

By

John W. Truax, President

STATE OF OREGON, County of Benton) ss.

This instrument was acknowledged before me on this 22<sup>ND</sup> day of December, 2009, by JOHN W. TRUAX as President of TRUAX OIL, INC., an Oregon corporation.



Notary Public for Oregon

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

PARCEL 1:

Beginning at a point on the South boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, at a point 330 feet East of the Southwest corner of the said SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 2; thence North 40 feet to the North line of the right of way of the Dalles-California Highway to the true point of beginning, being the Southwest corner of the property herein described; thence North 224 feet; thence East 82 $\frac{1}{2}$  feet; thence South 224 feet; thence West along the North line of the Highway 82 $\frac{1}{2}$  feet to the point of beginning.

PARCEL 2:

Beginning at a point on the South boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, at a point 412 $\frac{1}{2}$  feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 2; thence North 40 feet to the North line of the right of way of the Dalles-California Highway to the true point of beginning, being the Southwest corner of the property herein described; thence North 224 feet; thence East 62 $\frac{1}{2}$  feet to the West right of way line of Hope Street; thence South along the said West line 224 feet; thence West along the North line of the highway 62 $\frac{1}{2}$  feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Hope Street.