

2009-016249

Klamath County, Oregon



00077340200900162490010013

12/30/2009 09:18:49 AM

Fee: \$37.00

Grantor's Name and Address

Richard J. Hicks and Letty L. Hicks
1000 NW Starlite Pl.
Grants Pass, OR 97526

Grantee's Name and Address

Hicks Cabin, LLC
1000 NW Starlite Pl.
Grants Pass, OR 97526

After Recording Return to:

Bradford J. Aspell
Aspell, Della-Rose & Richard
122 S. 5th Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Hicks Cabin, LLC
1000 NW Starlite Pl.
Grants Pass, OR 97526

BARGAIN AND SALE DEED

RICHARD J. HICKS and LETTY L. HICKS, Grantors, hereinafter grant, bargain and convey to HICKS CABIN, LLC all right, title and interest in and to:

Block O, Lot 2, Lake of the Woods Recreation Tract, Klamath Ranger District, Fremont-Winema National Forest, Klamath County, Oregon according to the official plat thereof on file in the office of USDA-Forest Service

To Have and to Hold the same unto grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is other good and valuable consideration. 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.

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 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 22nd day of DECEMBER, 2009.

Richard J. Hicks

Letty L. Hicks

STATE OF OREGON

: ss:

County of Klamath Josephine

On the 22 day of December, 2009, personally appeared before me the above-named Richard J. Hicks and Letty L. Hicks acknowledged the above instrument.



NOTARY PUBLIC FOR OREGON

My Commission Expires: May 4, 2012