

2010-002361

Klamath County, Oregon



00080107201000023610030030

02/17/2010 11:46:05 AM

Fee: \$47.00

**WHEN RECORDED RETURN TO:**

Donald R. Pollard  
RayDon Investments, LLC  
PO Box 639  
Sisters, OR 97759

**Send Tax Notices To:**

Donald R. Pollard  
RayDon Investments, LLC  
PO Box 639  
Sisters, OR 97759

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**BARGAIN AND SALE DEED**

Grantor: Bob B. Ferguson

Grantee: RayDon Investments, LLC

Legal Description: See Exhibit "A" attached hereto and by this reference incorporated herein.

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The grantor, Bob B. Ferguson for valuable consideration, receipt of which is hereby acknowledged, in hand paid, bargains, sells, and conveys to RayDon Investments, LLC, grantee, without recourse or warranty of any kind, the above described real estate, situated in the County of Klamath, State of Oregon.

The true consideration for this conveyance is \$300,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A parcel of land lying in the NE 1/4 NE 1/4 Section 12, Township 39 South, Range 8 East of the Willamette Meridian, City of Klamath Falls, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point at the Southwest corner of said NE1/4 NE1/4; thence East a distance of 30 feet; thence North along the Easterly right of way of a 60 foot road a distance of 660 feet to the true point of beginning; thence continuing North along said Easterly right of way a distance of 490 feet; thence East 234 feet; thence South 490 feet; thence West 234 feet to the true point of beginning.

**Tax Account No. 3908-012A0-02500-00 Key No: 494370**