

2010-005589

Klamath County, Oregon



00083911201000055890030033

05/11/2010 11:51:26 AM

Fee: \$47.00



After recording return to:
J&W Farms Partnership
P.O. Box 830
Merrill, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:
no change

File No.: 7081-1531063 (ALS)
Date: May 04, 2010

1st 1531063

STATUTORY BARGAIN AND SALE DEED

J&W Farms Partnership also known as JW Farms Partnership, an Oregon Partnership, Grantor, conveys to **J&W Farms Partnership, an Oregon general partnership**, Grantee, the following described real property:

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

The true consideration for this conveyance is **to correct title**. (Here comply with requirements of ORS 93.030)

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, OF 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 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 6 day of May, 2010.

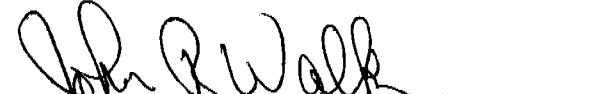
APN: R108573

Bargain and Sale Deed
- continued

File No.: 7081-1531063 (ALS)
Date: 05/04/2010

J&W Farms Partnership

By: 
William W. Walker, Partner

By: 
John R. Walker, Partner

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 6 day of May, 2010
by **William W. Walker and John R. Walker as Partners of J&W Farms Partnership.**



Notary Public for Oregon
My commission expires:



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL I:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPT A 30' STRIP FOR ROAD RIGHT OF WAY ACROSS THE SOUTH SIDE THEREOF.

PARCEL II:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON LYING NORTHERLY OF THE U.S.R.S DRAIN NO. 8 AND LYING SOUTHERLY OF THE GREAT NORTHERN RAILWAY BOUNDARY.

EXCEPTING THEREFROM THE EASTERLY 33 FEET THEREOF, RESERVED IN DEED RECORDED IN VOLUME M68, PAGE 29, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.