

2010-007250
Klamath County, Oregon



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06/14/2010 03:12:34 PM

Fee: \$42.00



After recording return to:
Montero and Associates

802 Nadia Way
Medford OR 97504

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

Montero and Associates

802 Nadia Way
Medford, OR 97504

File No.: 7161-1566475 (ac)

Date: June 02, 2010

1566486

STATUTORY BARGAIN AND SALE DEED

Charles Benge as to Parcels 1 and 2 and Rio Creek Canyon Ranch as to Parcel 3, Grantor,
conveys to **Montero and Associates LLC Retirement Plan**, Grantee, the following described real
property:

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

PARCEL 1:

**THE E 1/2 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 15 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON.**

PARCEL 2:

**THE W 1/2 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 15 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON.**

PARCEL 3:

**THE S 1/2 S 1/2 NE 1/4 NW 1/4 AND THE S 1/2 NW 1/4 NW 1/4 OF SECTION 7,
TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY
OREGON**

NOTE: This legal description was created prior to January 01, 2008.

The true consideration for this conveyance is **\$45,030.00**. (Here comply with requirements of ORS 93.030)

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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 7th day of June, 2010.

Rio Creek Canyon Ranch

By: _____

Charles Bengé, President**Charles Bengé**

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 7th day of June, 2010
by **Charles Bengé, individually and as President of Rio Creek Canyon Ranch.**

Cindy Leary
Notary Public for Oregon
My commission expires:

