

2010-008105

Klamath County, Oregon



THIS SPACE



07/06/2010 02:42:28 PM

Fee: \$47.00

After recording return to:  
Split Rail Rd, LLC  
P O Box 604  
Albany, OR 97321

Until a change is requested all tax statements  
shall be sent to the following address:  
Split Rail Rd, LLC  
P O Box 604  
Albany, OR 97321

File No.: ()  
Date: June 21, 2010

1st Courtesy

### STATUTORY BARGAIN AND SALE DEED

**Paul Drushella**, Grantor, conveys to **Split Rail Rd, LLC, an Oregon limited liability company**, 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 vesting**. (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 23<sup>rd</sup> day of June, 2010.

APN: R0049375

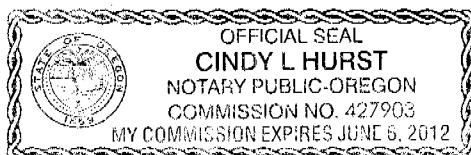
## Bargain and Sale Deed - continued

File No.: **cindyh (CLH)**  
Date: **06/21/2010**

Paul Drushell

STATE OF Oregon )  
County of Linn )ss.)

This instrument was acknowledged before me on this 23<sup>rd</sup> day of June, 2010  
by **Paul Drushella**.



Notary Public for Oregon  
My commission expires:

6-12

APN: **R0049375**

Bargain and Sale Deed  
- continued

File No.: **cindyh (CLH)**  
Date: **06/21/2010**

**EXHIBIT A**

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

**Lot 47, Block 2, TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**