

2010-011573

Klamath County, Oregon



09/30/2010 12:40:06 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Frank P. Grohs
5100 Gatewood
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Morgan F. Grohs
2355 W. Sandalwood Drive
Meridian, ID 83646

SEND TAX STATEMENTS TO:

Morgan F. Grohs
2355 W. Sandalwood Drive
Meridian, ID 83646

BARGAIN AND SALE DEED

FRANK P. GROHS, aka FRANK PHILIP GROHS JR., hereinafter referred to as grantor, conveys to MORGAN F. GROHS, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Undivided one-half interest in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18, Township 41 South Range 15 East, Willamette Meridian, Klamath County, Oregon, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, and Lot 3, Section 7, Township 41 South, Range 15 East Willamette Meridian, Klamath County, Oregon, containing 330.5 acres, more or less.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 24 day of September, 2010.

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

Frank P. Grohs

Frank P. Grohs, aka

Frank Philip Grohs Jr.

Frank Philip Grohs Jr., Principal

By: Morgan F. Grohs

Morgan F. Grohs, Attorney-in-Fact for
Frank Philip Grohs, Jr.

11:00 AM

STATE OF OREGON; County of Klamath) ss.

ON THIS 24 day of September, 2010, before me personally appeared Morgan F. Grohs, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, to-wit: Bargain and Sale Deed, as attorney in fact of: Frank Philip Grohs, Jr., and acknowledged that he subscribed the name of Frank P. Grohs, aka Frank Philip Grohs, Jr., thereto as principal, and his own name as attorney in fact.



Kay Heath

NOTARY PUBLIC FOR OREGON

My Commission expires: 10-27-10