

UTC 88648-MS

2010-012595

Klamath County, Oregon



00092170201000125950030038

10/26/2010 11:45:41 AM

Fee: \$47.00

After recording return to:  
Douglas Ivey  
1 Blackfield Drive # 317  
Tiburon, California  
94920

Until a change is requested all tax statements shall be sent  
to the following address:  
Douglas Ivey  
1 Blackfield Drive # 317  
Tiburon, California  
94920

**STATUTORY  
BARGAIN AND SALE DEED**

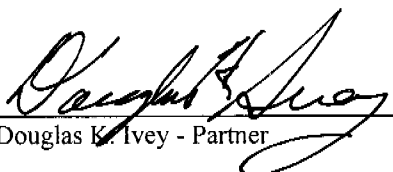
DK2 Enterprises L.P, an Oregon limited partnership, Grantor, conveys to Douglas K. Ivey and Deborah Masters, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:


See Exhibit A attached hereto and made a part hereof.

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

The true consideration for this conveyance is \$1.00 (Here comply with the requirements of ORS 93.030)

Dated this October 22, 2010 .

[ ]   
[ ] Douglas K. Ivey - Partner

[ ]   
[ ] Deborah Masters

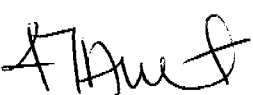
[ ]  
[ ]

[ ]  
[ ]

STATE OF OREGON            }  
County of [ ]                ss

This instrument was acknowledged before me on [ ]  
by [ ]  
This instrument was acknowledged before me on [ ]  
by [ ]  
as [ ]  
of [ ]

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires [ ]



## Exhibit "A"

Map Tax Lot  
R-3407-034CC-01100-000

Legal Description  
A portion of SE1/4 SW1/4 Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at a point 285.72 feet North and 1,039.46 feet East of the Southwest corner of Section 34, Township 34 South, Range 7 East of the Willamette Meridian; thence East 100 feet; thence South 50 feet; thence West 100 feet; thence North 50 feet to the point of beginning, all located within Government Lot 7.

Map Tax Lot  
R-3407-034CC-01200-000

Legal Description  
A parcel of land lying in Government Lot 7 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 285.72 feet North and 1,300.86 feet East of the Southwest corner, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, which point is located on East boundary of Lot 7, said section 34; thence South 147.90 feet to a stake at edge of Williamson River; thence South 85 degrees West for 200 feet; thence South 43 degrees West 91.20 feet; thence North 231.80 feet; thence East 261.40 feet to the point of the beginning.

EXCEPTING THEREFROM the 100 foot by 50 foot parcel conveyed to Lloyd Lotches by Land Status Report recorded in Book 306 at page 467, Deed Records of Klamath County, Oregon.

Map Tax Lot  
R-3407-034CD-08700-000

Legal Description  
Chiloquin West, Block 14, Lot 11

Map Tax Lot  
R-3407-034CD-08800-000

Legal Description  
Chiloquin West, Block 15, Lot 1

Map Tax Lot  
R-3407-034CD-09000-000

Legal Description  
Chiloquin West, Block 15, Lot 4

Map Tax Lot  
R-3407-034DB-06100-000

Legal Description  
Chiloquin West, Block 4, Lot 15

Map Tax Lot  
R-3407-034DB-06300-000

Legal Description  
Chiloquin West, Block 4, Lot 13 & 14 #EM, 14439

Map Tax Lot  
R-3407-034DB-06400-000

Legal Description  
Chiloquin West, Block 4, Lot 12

Map Tax Lot  
R-3407-034DB-06500-000

Legal Description  
Chiloquin West, Block 4, Lot 11

Map Tax Lot  
R-3407-034DB-06600-000

Legal Description  
Chiloquin West, Block 4, Lot 10

Map Tax Lot  
R-3809-032AB-07000-000

Legal Description  
Nichols, Block 41, Lot 3 Por

Map Tax Lot  
R-3809-032BD-06500-000

Legal Description  
Klamath Falls Original, Block 5, Lot 3 Por

Map Tax Lot  
R-3809-032BD-06600-000

Legal Description  
Klamath Falls Original, Block 5, Lot WLY 29'9" of 3 & E 6' of 4

Map Tax Lot  
R-3809-032BD-05700-000

Legal Description  
Klamath Falls Original, Block 5, Lot 5 & 6 Por

Map Tax Lot  
R-3809-032BD-05700-000

Legal Description

the southerly 60 feet of Lot 5 and the southerly 60 feet of westerly 5 feet of Lot 6, Block 5 Original Town of Klamath Falls, Oregon in the city of Klamath Falls

# ALL-PURPOSE ACKNOWLEDGMENT

State of California

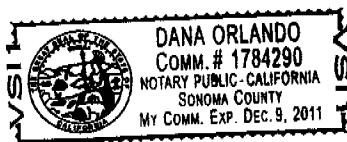
County of Marin

} SS.

On Oct 22 2010, before me, Dana Orlando, Notary Public,

personally appeared Deborah Masters and Douglas Ivey, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

## OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

### CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER \_\_\_\_\_ TITLE(S)  
☐ PARTNER(S)  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

### DESCRIPTION OF ATTACHED DOCUMENT

Statutory Partition and Sale Deed  
TITLE OR TYPE OF DOCUMENT

2  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

### SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

RIGHT  
THUMBPRINT  
OF  
SIGNER

OTHER

