



2011-002483

Klamath County, Oregon



00097673201100024830020022

02/24/2011 11:46:09 AM

Fee: \$42.00

Return to and send further tax bills to:
High Valley Estates
25 Hawthorne
Medford, OR 97504

STATUTORY BARGAIN AND SALE DEED

RDN Limited Partnership, an Oregon Limited Partnership, Joe P. Jarvis and Ruth Jarvis, Grantor, conveys to High Valley Estates Co., a joint venture, Grantee, the following described real property:

For the legal description of the property herein described see Exhibit "A" attached hereto and made a part hereof by this reference.

Tax Account No. R444399 & P728289

The true consideration for this conveyance is \$0.00. This deed is given into the joint venture of which the Grantors are the members, and the actual consideration consists of or includes other property or other value given or promised, which other property or value is either part or the whole consideration

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.

Dated 1 day of February, 2011

RDN Limited Partnership, an Oregon Limited Partnership

BY Ruth D. Niedermeyer
Its General Partner

Joe P. Jarvis

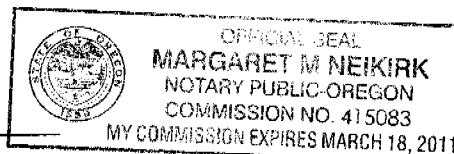
Ruth Jarvis

STATE OF OREGON, County of Columbia

The foregoing instrument was acknowledged before me this 18 day of February, 2011 by Ruth D. Niedermeyer as the general partner of RDN Limited Partnership, an Oregon Limited Partnership on its behalf.

Notary Public State of Oregon

My commission expires: 2-18-11



Order No. 32p0001606
Statutory Bargain and Sale Deed - Company
ORRQ 6/2005; Rev. 12/2007

LAWYERS TITLE INS. CORP. 32p0001606
Commercial Services

42pmt

STATE OF OREGON

COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 16th day of February, 2011, by Joe P. Jarvis and Ruth Jarvis.

Glenda J. Hobbs
Notary Public, State of Oregon

My commission expires: 1/6/12

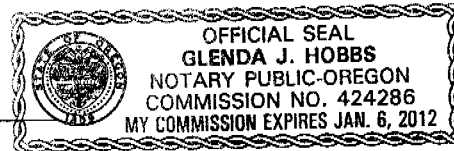


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract 31 ENTERPRISE TRACTS, in the county of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of Lot 37, ENTERPRISE TRACTS; thence South 00°15'30" East along the centerline of Avalon Street, 355.75 feet; thence South 56°38'10" East, 36.03 feet to a point on the East boundary of said street for the true point of beginning; thence South 56°38'10" East 108.05 feet; thence South 73°31'10" East 41.51 feet; thence North 79°52' East 103.20 feet; thence North 70°29'20" East 154.58 feet; thence North 89°25'40" East 82.78 feet; thence North 1°24'20" West 31.01 feet; thence North 89°25'40" East 50.00 feet; thence North 134.58 feet to a point on the Southwestely boundary of the U.S.R.S. "A" Canal; thence along said canal boundary North 81°17' West 23.93 feet; thence 94.98 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of North 78°00'07" West 94.79 feet); thence South 00°15'30" East 59.01 feet; thence South 89°44'30" West 395.00 feet to a point on the East boundary of Avalon Street; thence along said boundary South 00°15'30" East 132.87 feet to the true point of beginning.