

2011-004971

Klamath County, Oregon



00100628201100049710030039

04/19/2011 02:30:43 PM

Fee: \$47.00

High Country, LLC, Grantor

Cheyne Brothers, LLC, Grantee

After recording Return to:
High Country, LLC
P.O. Box 49
Malin, Oregon 97632

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

Cheyne Brothers, LLC
P.O. Box 49
Malin, Oregon 97632

BARGAIN AND SALE DEED – STATUTORY FORM

High Country, LLC, an Oregon limited liability company, Grantor, conveys
To Cheyne Brothers, LLC, an Oregon limited liability company, Grantee, the
following described real property situated in Klamath County, Oregon, to-wit:

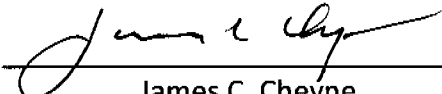
See Exhibit "A" attached hereto an incorporated herein by this reference.

The true consideration for this conveyance is \$1.00. However, the actual
consideration consists of other property and value given which is the whole
consideration.

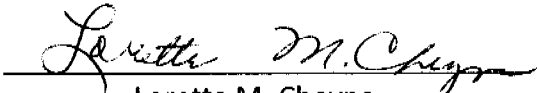
Dated this 15th day of April, 2011.

THIS INSTRUMENT WILL 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 APPROVED
USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR
FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.


James C. Cheyne

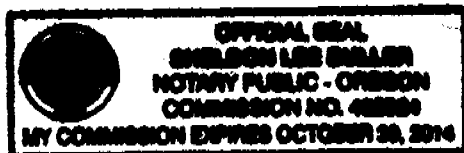
Member – High Country, LLC



Loretta M. Cheyne

Member – High Country, LLC

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

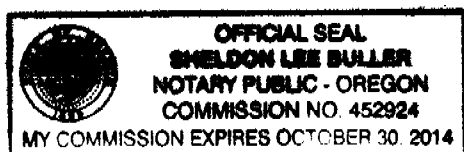
The foregoing instrument was acknowledged before me this 15th
Day of April, 2011, by James C. Cheyne.




Notary Public of Oregon
My Commission Expires 10/13/14

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 15th
Day of April, 2011, by Loretta M. Cheyne.



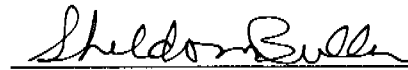

Notary Public of Oregon
My Commission Expires 10/13/14

EXHIBIT "A"

Those portions of Government Lots 3 and 6 lying South of the Merrill-Malin Highway in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, Except the following described portions thereof:

That portion deeded to Klamath County, Oregon, for roadway, by Deeds recorded on pages 477 and 478 of Volume 35 of Deeds.

Also, that portion deeded to United States of America for irrigation canal, by deed recorded on page 205 of Volume 46 of Deeds,

Also, that portion conveyed to Modoc Northern Railway Company by Deed recorded on page 67 of Volume 35 of Deeds.

Also that portion conveyed to Vaclav Rajnus, by Deed recorded on page 615 of Volume 48 of Deeds.

Also that portion conveyed to the California Oregon Power Company by Deed Recorded on page 224 of Volume 67 of Deeds.

Also that portion conveyed to Vaclav J. Spolek, by Deed recorded on page 180 of Volume 94 of Deeds.

And also that portion conveyed to Klamath County for roadway by Deed recorded on page 101 of Volume 96 of Deeds, all records of Klamath County, Oregon.

Also except those portions of said Lot 6 and Lot 3 included in the following described parcel:

Commencing at the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 41, South, Range 12 East of the Willamette Meridian, which point is on the center line of the Merrill-Malin Highway; thence South to a point on the South right of way line of said Highway, which latter point is the true point of beginning; thence West along the South right of way line of said Highway 240 feet to a point; thence South at right angles 300 feet; thence East 240 feet, more or less to the East line of Government Lot 6 in said Section 16; thence North 300 feet, more or less to the true point of beginning; being a portion of Government Lots 3 and 6 in Section 16.

ALSO EXCEPTING Tract 1181 situated in Government Lot 6, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the initial point marked by a 2"x36" galvanized steel pipe, said point being at the intersection of the West line of the supplemental Plat of the City of Malin and the South line of Railroad Avenue extended, said point also being South 00°11'40" West, 430.00 feet and North 89°46'00" West 1321.37 feet from the East $\frac{1}{4}$ corner of said Section 16, as shown in said supplemental plat; thence South 00°11'40" West along the West line of said plat, 677.17 feet to the Northerly right of way of Depot Road, thence South 71°23'40" West along said right of way 253.53 feet; thence North 00°11'40" East 758.87 feet; thence South 89°48'20" East 240.00 feet to the point of beginning.