

2011-004972

Klamath County, Oregon



00100629201100049720030036

04/19/2011 02:31:26 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:

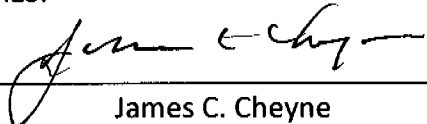
See Exhibit "A" attached hereto an incorporated herein by this reference.

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

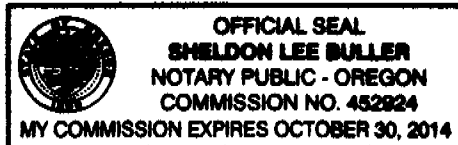
Member – High Country, LLC

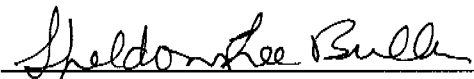

Loretta M. Cheyne

Member – High Country, LLC

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

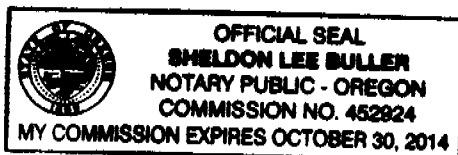
The foregoing instrument was acknowledged before me this 15th
Day of April, 2011, by James C. Cheyne.




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"

A tract of land situated in Farm Unit "C" and Government Lot 6 being in the SE $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 16; thence South 00°14' West 1150.00 feet to the intersection of Broadway and Rosicky Avenue; thence North 89°46' West along the centerline of said Rosicky Avenue and its extension, 2087.16 feet to a point marking the true point of beginning; thence South 00°14' West 216 feet, more or less, to the Northerly right of way line of Depot Road; thence South 71°23'40" West along said right of way line 588 feet, more or less, to the West line of the SE $\frac{1}{4}$ of said Section 16; thence Northerly along the West line of the said SE $\frac{1}{4}$ 406 feet, more or less, to a point which bears North 89°46' West from the true point of beginning; thence South 89°46' East 557 feet, more or less to the true point of beginning.