

2011-004974

Klamath County, Oregon



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04/19/2011 02:32:26 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 and 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.

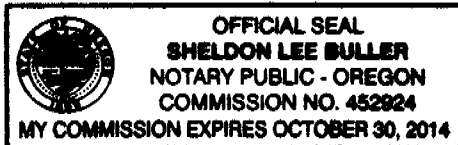
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST 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
James C. Cheyne
Member – High Country, LLC

Loretta M. Cheyne
Loretta M. Cheyne
Member – High Country, LLC

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

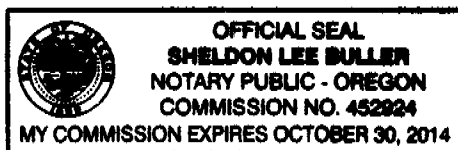
The foregoing instrument was acknowledged before me this 15th
Day of April, 2011, by James C. Cheyne.



Sheldon Lee Buller
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.



Sheldon Lee Buller
Notary Public of Oregon
My Commission Expires 10/13/14

EXHIBIT "A"

A parcel of land located in portions of Government Lots 7 and 11 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of Minor Partition No. 66-84 from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 East of the Willamette Meridian bears South 89 degrees 43' 05" East 422.77 feet and North 71 degrees 09' 10" East 2846.75 feet; thence North 00 degrees 29' 05" West 376.14 feet; thence South 89 degrees 43' 05" East 187.50 feet; thence South 00 degrees 29' 05" East 376.14 feet; thence North 89 degrees 43' 05" West 187.50 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement appurtenant for vehicular access and egress, and for an underground water delivery service across the Northerly and Easterly 30 feet of the following described parcel:

A parcel of land located in a portion of Government Lot 7 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the centerline of an existing drain ditch, from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 East of the Willamette Meridian bears North 71 degrees 09' 10" East 2846.75 feet; thence North 89 degrees 43' 05" West 235.27 feet; thence North 00 degrees 29' 05" West 376.14 feet; thence South 89 degrees 43' 05" East 235.27 feet to a point on the centerline of an existing drain ditch, said point being the Northeast corner of Parcel 2 of Minor Partition No. 66-84; thence South 00 degrees 29' 05" East 376.14 feet to the point of beginning.