



00102785201100067750020020

**BARGAIN AND SALE DEED**

**Grantors:**

Paul N. Gardner, David V. Gardner, and  
William R. Gardner  
3820 Sturdivant Avenue  
Klamath Falls, OR 97603

06/02/2011 03:29:54 PM

Fee: \$42.00

**Grantee:**

3 Diamond E, LLC  
3820 Sturdivant Avenue  
Klamath Falls, OR 97603

**After recording, return to:**

Boivin, Uerlings & Dilaconi, P.C.  
Attn: James R. Uerlings  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

**Send all property tax statements to:**

Paul N. Gardner  
3 Diamond E, LLC  
3820 Sturdivant Avenue  
Klamath Falls, OR 97603

**Consideration:** \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Paul N. Gardner, David V. Gardner, and William R. Gardner**, hereinafter called Grantors, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **3 Diamond E, LLC**, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real property located at 12293 E Langell Valley Road, Bonanza, Oregon, more particularly described as follows:

Parcel 1: Township 40 Range 14, Block Section 7, Tract S ½ N ½ NE ¼ SE ¼, 5 acres  
Property Tax Id # 115306

Parcel 2: Township 40 Range 14, Block Section 7, Tract S ½ N ½ NE ¼ SE ¼ S ½ NE ¼ SE ¼,  
24.10 acres  
Property Tax Id #597599

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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

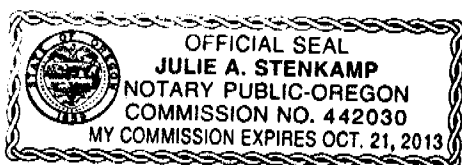
LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

In Witness Whereof, the Grantor has executed this instrument this 17<sup>th</sup> day of May, 2011.

Paul N. Gardner  
Paul N. Gardner

STATE OF OREGON     )  
                                  ) SS  
County of Klamath     )

This instrument was acknowledged before me on May 17<sup>th</sup>, 2011 by Paul N. Gardner.

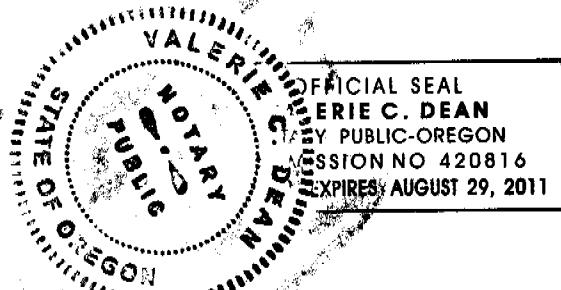


[Signature]  
Notary Public for Oregon  
My Commission Expires: 10/21/2013

David V. Gardner  
David V. Gardner

STATE OF OREGON     )  
                                  ) SS  
County of Marion     )

This instrument was acknowledged before me on May 25, 2011 by David V. Gardner.

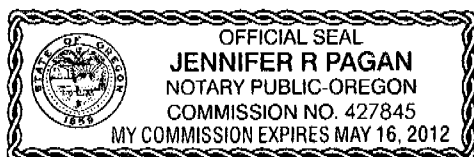


[Signature]  
Notary Public for Oregon  
My Commission Expires: 29 Aug 2011

William R. Gardner  
William R. Gardner

STATE OF OREGON     )  
                                  ) SS  
County of Klamath     )

This instrument was acknowledged before me on May 19<sup>th</sup>, 2011 by William R. Gardner.



[Signature]  
Notary Public for Oregon  
My Commission Expires: 5-16-12