

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2011-008124

Klamath County, Oregon



00104463201100081240020024

SPACE RE: 07/11/2011 11:14:01 AM
FOR:
RECORDER

Fee: \$42.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Donald Scott Johnston
13619 Hwy. 66 Klamath Falls,
Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Donald Scott Johnston Sole Survivor
of the Don Johnston and Son Partnership
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Donald Scott Johnston
 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 any way appertaining, situated in Klamath County,
 State of Oregon, described as follows, to-wit:

See Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to correct vesting However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

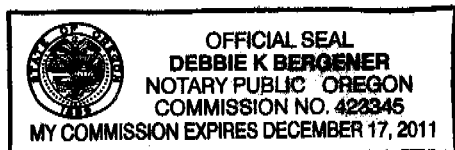
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on July 11th 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____,

by _____ This instrument was acknowledged before me on 7-11-2011by Donald Scott Johnston
as Sole Survivor
of Don Johnston and Son Partnership

Debbie K Bergener
 Notary Public for Oregon
 My commission expires 12-17-2011

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

THE N 1/2 NE 1/4 AND THE SE 1/4 NE 1/4 OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2:

ALL THAT PORTION OF THE NW 1/4 OF SECTION 32 LYING NORTHERLY AND WESTERLY OF THE GREENSPRINGS HIGHWAY AND WESTERLY OF THAT PARCEL OF LAND BEGINNING AT THE INTERSECTION OF A WELL ESTABLISHED FENCE LINE AND THE NORTH LINE OF SE 1/4 SW 1/4 OF SECTION 29 WHICH POINT IS APPROXIMATELY 368 FEET WEST OF THE NORTHEAST CORNER OF SAID SE 1/4 SW 1/4, THENCE WEST TO AN INTERSECTION WITH A LINE RUNNING PARALLEL WITH AND DISTANT 206 FEET MEASURED AT RIGHT ANGLES WESTERLY FROM SAID FENCE LINE; THENCE SOUTHEASTERLY ALONG SAID LINE PARALLEL WITH THE FENCE LINE, 3520 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE STATE HIGHWAY; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY TO AN INTERSECTION WITH SAID FENCE LINE; THENCE NORTHWESTERLY ALONG THE FENCE LINE TO THE PLACE OF BEGINNING, CONVEYED BY RALPH A JOHNSTON ET UX TO ERWIN HEIM ET UX BY DEED RECORDED IN VOLUME 245 PAGE 214, OF DEEDS, RECORDS OF KLAMATH COUNTY, OREGON ALL IN TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ALSO THE FOLLOWING DESCRIBED PORTION OF THE NW 1/4 SW 1/4 OF SECTION 32, DESCRIBED AS FOLLOWS: BEGINNING AT THE 1/4 SECTION CORNER ON THE WEST LINE OF SAID SECTION 32; THENCE SOUTH ALONG THE SECTION LINE 870 FEET; THENCE EAST 879 FEET, MORE OR LESS, TO THE WEST LINE OF THE STATE HIGHWAY; THENCE NORTHERLY ALONG SAID LINE OF HIGHWAY TO A POINT WHICH IS 1100 FEET EAST AND 206 FEET SOUTH OF SAID 1/4 SECTION CORNER, THENCE NORTH 206 FEET TO THE NORTH LINE OF SAID NW 1/4 SW 1/4; THENCE WEST ALONG SAID LINE 1100 FEET TO THE SAID 1/4 SECTION CORNER. ALL IN TOWNSHIP 39 SOUTH RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.