

1742987

2011-010026

Klamath County, Oregon



00106866201100100260030032



THIS SPACE RI

09/01/2011 02:48:34 PM

Fee: \$47.00

After recording return to:  
Yacobian Ranch, LLC  
24600 Dry Canyon Cold Creek Rd.  
Calabasas, CA 91302

Until a change is requested all tax statements  
shall be sent to the following address:  
Yacobian Ranch, LLC  
24600 Dry Canyon Cold Creek Rd.  
Calabasas, CA 91302

File No.: 7021-1742987 (SFK)  
Date: August 03, 2011

## STATUTORY BARGAIN AND SALE DEED

**Double J Farms, LLC**, Grantor, conveys to **Yacobian Ranch, LLC**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Parcels 1, 2 and 3 of Land Partition 75-06 being situated in the N 1/2 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

The true consideration for this conveyance is **\$N/A**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

APN:

Bargain and Sale Deed  
- continued

File No.: 7021-1742987 (SPK)

Date: 08/03/2011

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

  
\_\_\_\_\_  
**Russell Cochran**

  
\_\_\_\_\_  
**Linda Cochran**

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Russell Cochran and Linda Cochran.**

SEE ATTACHMENT

Notary Public for Oregon  
My commission expires:

## ACKNOWLEDGMENT

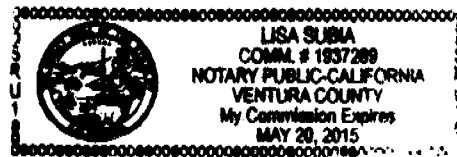
State of California  
County of Ventura

On August 24, 2011 before me, Lisa Subia, Notary Public  
(insert name and title of the officer)

personally appeared Russell Cochran and Linda Cochran  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are  
subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in  
~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Lisa Subia* (Seal)