

BE

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



High Grade Contracting, Inc.

P.O. Box 1029

Lakeview, OR 97630

Grantor's Name and Address

Kevin &amp; Linda Pardue

P.O. Box 1029

Lakeview, OR 97630

Grantee's Name and Address

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

Kevin &amp; Linda Pardue

P.O. Box 1029

Lakeview, OR 97630

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

Kevin &amp; Linda Pardue

P.O. Box 1029

Lakeview, OR 97630

STATE OF OREGON,

} ss.

2011-013327

Klamath County, Oregon



00110809201100133270030033

SPACE RESERVE

FOR

RECORDER

12/01/2011 08:56:12 AM

Fee: \$47.00

NAME

TITLE

By \_\_\_\_\_, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that  
High Grade Contracting, Inc., an Oregon corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Kevin L. Pardue and Linda C. Pardue, as tenants by the entirety

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

Lot 3 in High Country Ranch Block 2

Tax Information: Code 008; Map Tax Lot R-3514-00800-00300-000;  
Prop. I. D. R117411

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NONE

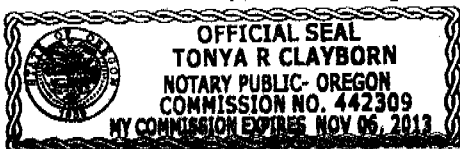
\_\_\_\_\_, and that  
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- ~~However, the actual consideration consists of and includes other property or value given or promised which is the whole or part of the 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 11-29-11; 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 Lake \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_This instrument was acknowledged before me on Nov. 29, 2011  
by Kevin Pardueas President  
of High Grade Contracting, Inc.

Notary Public for Oregon

My commission expires 11-6-13

**GRANTOR'S NAME AND ADDRESS:**

Arthur H. and Gladys M. Sheer  
P.O. Box 1029  
Lakeview, OR 97630

**GRANTEE'S NAME AND ADDRESS:**

High Grade Contracting, Inc.  
P.O. Box 1029  
Lakeview, OR 97630

**AFTER RECORDING RETURN TO:**

James C. Lynch  
P.O. Box 351  
Lakeview, OR 97630

**SEND TAX STATEMENTS TO:**

High Grade Contracting, Inc.  
P.O. Box 1029  
Lakeview, OR 97630

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Records of said County.

Witness my hand and seal of County affixed.

Name \_\_\_\_\_

Title \_\_\_\_\_

By: \_\_\_\_\_

Deputy \_\_\_\_\_

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **ARTHUR H. SHEER and GLADYS M. SHEER**, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **HIGH GRADE CONTRACTING, INC.**, an Oregon corporation, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property together 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:

/ Lot 3 in High Country Ranch Block 2.

**Tax Information: Code 008; Map Tax Lot R-3514-00800-00300-000; Prop. I.D. R117411**

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 \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is the part 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.

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.

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.

30647

In Witness Whereof, the grantor has executed this instrument this 22nd day of June, 2001; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Arthur H. Sheer  
Arthur H. Sheer

Gladys M. Sheer  
Gladys M. Sheer

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 22, 2001, 2001, by Arthur H. Sheer and Gladys M. Sheer.



Julie A. Albertson  
Notary Public for Oregon  
My Commission Expires: 03-11-2003

State of Oregon, County of Klamath  
Recorded 06/26/01, at 11:04 a.m.  
In Vol. M01 Page 30646  
Linda Smith,  
County Clerk Fees 26<sup>00</sup> 4<sup>00</sup> opo