

NOT 92434-US

2012-001233

Klamath County, Oregon



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02/02/2012 03:16:03 PM

Fee: \$42.00

RSM Revocable Trust
3126 State Street #200
Medford, OR 97504
After recording return to
and send tax statements to:

Springwater, LLC
3126 State Street, #200
Medford, OR 97504

BARGAIN AND SALE DEED

ROBERT MACLELLAN, TRUSTEE OF THE RSM REVOCABLE TRUST, hereinafter referred to as Grantor, conveys to SPRINGWATER, LLC, an Oregon limited liability company, hereinafter referred to as Grantee, all of Grantor's interest in that certain real property and improvements described as follows to wit and hereinafter referred to as "the Property":

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO AND EXCEPTING: All liens, encumbrances, easements or any other interest of record, of any type or nature.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration for this conveyance consists of other good and valuable consideration given by Grantee to Grantor.

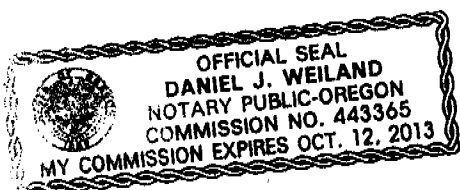
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, Grantor has executed this instrument as of this 5 day of January, 2012.

By: Robert S. MacLellan, Trustee
RSM Revocable Trust

STATE OF OREGON)
)
County of Jackson) ss.

This instrument was acknowledged before me on this 5 day of January, 2012, by Robert S. MacLellan, who acknowledged that he is the Trustee of the RSM Revocable Trust.



Before me:

Notary Public for Oregon
My commission expires: 10/12/13

429mif

Exhibit A

PARCEL 1:

Beginning at the Northwest corner of Section 3, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as established by the Bureau of Land Management in a Dependent Resurvey in 1959, said corner being a 2 1/2 inch iron post with a brass cap; thence South 89° 53' East, 452.10 feet to a point on the North line of Section 3; thence South 13.20 feet to an unrecorded monumentation, being an axle firmly set in a mound of stones; thence South 0° 25' 45" West, 2654.26 feet to an unrecorded monumentation; thence South 87° 09' 38" West, 145.34 feet to a record corner established in CS #2459, filed July 1977; thence North 5° 16' 36" West, 2685.80 feet to the point of beginning.

EXCEPTING that portion conveyed to the State of Oregon for Highway 97

AND EXCEPTING any portion thereof conveyed to Pamela Hayden by deed recorded February 21, 2001 in Volume M-01 at Page 6869, Microfilm Records of Klamath County, Oregon.

PARCEL 2

The NE 1/4 of the SW 1/4 of the NE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Government Lots 1 and 2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, lying Easterly of the thread of Spring Creek, Klamath County, Oregon.

PARCEL 4

The SE 1/4 of the NE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the thread of Spring Creek

EXCEPTING that portion conveyed from Oliver S. Pitts to Marvin A. Albee, et al., in Deed Volume 210, Page 89, Deed Records of Klamath County, Oregon

ALSO EXCEPTING that portion conveyed from O.S. Pitts, et al., to the State of Oregon in Deed Volume 199, Page 355, Deed Records of Klamath County, Oregon

ALSO EXCEPTING that portion conveyed from Spring Creek Ranch Motel, LTD, to Pamela Hayden in Deed Volume M01 at Page 6869, Microfilm Records of Klamath County, Oregon.

CODE 118 MAP 3407-00400 TL 00200 KEY #189110
CODE 138 MAP 3407-00400 TL 00700 KEY #189192
CODE 138 MAP 3407-00400 TL 00102 KEY #764300
CODE 138 MAP 3407-00400 TL 02000 KEY #864210
CODE 138 MAP 3407-00400 TL 00101 KEY #872449