

2012-012359

Klamath County, Oregon



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11/06/2012 03:41:31 PM

Fee: \$42.00

RETURN TO:  
Brandsness, Brandsness &  
Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Triple B Properties, LLC  
6447 Jake Road  
Klamath Falls, OR 97601

GRANTOR:  
Megan J. Baker  
6447 Jake Road  
Klamath Falls, OR 97603

GRANTEE:  
Triple B Properties, LLC  
6447 Jake Road  
Klamath Falls, OR 97601

## -BARGAIN AND SALE DEED-

Megan J. Baker, Grantor, conveys to Triple B Properties, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Attached Exhibit "A"

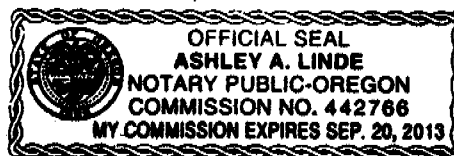
The true and actual consideration for this transfer is zero dollars (\$0.00).

**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.**

DATED this 24<sup>th</sup> day of October 2012.

Megan J. Baker  
Megan J. Baker

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )



Personally appeared before me this 24<sup>th</sup> day of October 2012 the above-named Megan J. Baker, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Ashley A. Linde  
Notary Public for Oregon  
My Commission expires: 9/20/13

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Tract 32 of Enterprise Tracts, situate in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the 1/4 inch iron pipe marking the Southeast corner of said Tract 32 of Enterprise Tracts; thence Northwesterly, along the arc of a 10 foot radius curve to the right, a distance of 99.95 feet; thence North 55°52'30" West a distance of 80.29 feet to the Easterly right of way of Austin Street; thence North 34°07'30" East along the Easterly right of way line of Austin Street, a distance of 73.52 feet to an iron rod which lies on a line parallel to and 120 feet Westerly at right angles from the East line of said Tract 32; thence North along said parallel line and East line of Austin Street a distance of 45.19 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence leaving the East line of Austin Street North 89°51'50" East 119.94 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap on the East line of said Tract 32; thence South along the East line of Tract 32, a distance of 180.72 feet, more or less, to the point of beginning.

Said parcel is also known as Parcel C of Minor Partition File 2-MP-87, filed May 27, 1987 in records of Klamath County Clerk.