

AFTER RECORDING RETURN TO:

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Grants Pass OR 97526

2012-014342

Klamath County, Oregon



00129114201200143420020023

12/27/2012 08:57:03 AM

Fee: \$42.00

Until a change is requested, all tax statements
shall be sent to the following address:

Becklin Land & Cattle, LLC
3560 Rogue River HWY
Grants Pass, OR 97527

BARGAIN AND SALE DEED - STATUTORY FORM

The true consideration for this conveyance consists of other valuable consideration.

DENNIS STERLING BECKLIN and AMBER LEE BECKLIN, Grantors, convey to BECKLIN LAND & CATTLE, LLC, an Oregon limited liability company, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

That portion of the SW1/4 SW1/4 of Section 26 lying south of the U.S.B.R. No. 31 Drain; the NW1/4 NW 1/4 of Section 35 and that portion of Government Lot 8 of Section 34 lying east of the easterly right of way line of the Burlington Northern Railroad, in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon;

ALSO an undivided one-half interest in a 60-foot roadway along the west side of the SW1/4 NW1/4 and NW1/4 SW1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending north to the County Road, only as excepted in that certain deed to V. C. Rexford by Deed recorded in Volume 114, Page 317, Deed Records of Klamath County, Oregon;

EXCEPTING THEREFROM that portion conveyed to the United States of America, by an Instrument recorded May 21, 1910 in Deed Volume 29, Page 213, Deed Records of Klamath County, Oregon, for Stukel Lateral and Traynor Lateral over the NW1/4 NW1/4 of Section 35 and the NE1/4 NE1/4 Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon;

ALSO INCLUDING THE FOLLOWING: That portion of the SE1/4 SE1/4 and Government Lot 5 lying east of the easterly right of way line of the Burlington Northern Railroad; that portion of Government Lot 6 lying east of the easterly right of way line of the Burlington Northern Railroad and south of the U.S.B.R. No. 31 Drain, all in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

And

That portion of the SW1/4 SW1/4 of Section 26 lying South of the U.S.R.S. Drainage Ditch #31; the NW1/4 NW1/4 of Section 35 and a portion of Government Lot 8 of Section 34, lying East of the Easterly right of way line of Great Northern Railroad, in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO an undivided one-half interest in a 60 foot roadway along the West side of the SW1/4 NW1/4 and NW1/4 SW1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending North to the County Road, only as excepted in that certain Deed to V. C. Rexford by Deed recorded in Volume 114, page 317, Deed Records of Klamath County, Oregon, EXCEPTING rights or way conveyed to the United States of America and rights of way for roads and Great Northern Railway.

EXCEPTING THEREFROM that portion conveyed to the United States of America, by an instrument recorded May 21, 1910 in Deed Volume 29, page 213, Deed Records of Klamath County, Oregon, for Stukel Lateral and Trayner Lateral over NW1/4 NW1/4 of Section 35 and NE1/4 NE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 24 day of December, 2012.

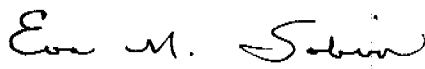

Dennis Sterling Becklin


Amber Lee Becklin

STATE OF OREGON, County of Josephine) ss.

December 24, 2012.

This instrument was acknowledged before me by Dennis Sterling Becklin and Amber Lee Becklin.


Notary Public for Oregon

