

2012-014415

Klamath County, Oregon

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

MAIL TAX STATEMENTS:
Anubbys, LLC
c/o Randall L. Turner
18625 Drazil Road
Malin, OR 97632



00129196201200144150030035

12/28/2012 09:35:08 AM

Fee: \$47.00

GRANTOR:

Randall and Bonnie Turner
18625 Drazil Road
Malin, OR 97632

GRANTEE:

Anubbys, LLC
18625 Drazil Road
Malin, OR 97632

-BARGAIN AND SALE DEED-

Randall L. Turner and Bonnie S. Turner, Grantor, conveys to Anubbys, LLC, an Oregon limited liability company, 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 26th day of December 2012.

Randall L. Turner

Bonnie S. Turner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 26 day of December 2012, the above-named Randall L. Turner and Bonnie S. Turner, and acknowledged the foregoing to be their true act and deed. Before me:

Notary Public for Oregon
My Commission expires: 9-20-2013

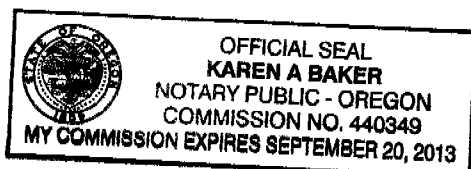


EXHIBIT "A"
LEGAL DESCRIPTION

The following described property is all situate in Klamath County, Oregon.

The NE1/4 NW1/4, the SW1/4 NW1/4, the NW1/4 SW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian. ALSO the SE1/4 SW1/4 of Section 34, Township 40 South, Range 11 East of the Willamette Meridian; all that portion of the NW1/4 NW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, and all that portion of the SW1/4 SW1/4 of Section 34, Township 40 South, Range 11 East of the Willamette Meridian, lying East of the following described line:

Beginning at an iron pin on the West line of said NW1/4 NW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian which is South 0 degrees 30' East 950 feet from the section corner common to Sections 3 and 4, Township 41 South, Range 11 East of the Willamette Meridian and Sections 33 and 34, Township 40 South, Range 11 East of the Willamette Meridian; thence North 47 degrees 15' East along a fence, 312 feet; thence North 15 degrees 45' East along said fence 238 feet to a fence corner; thence South 89 degrees 10' East along a fence, 132 feet; thence North 2 degrees 30' West along said fence, 1308 feet; thence North 0 degrees 50' East along said fence a distance of 206 feet; thence North 11 degrees East along said fence, 268 feet, more or less, to the North boundary of said SW1/4 SW1/4 of Section 34, Township 40 South, Range 11 East of the Willamette Meridian, EXCEPTING THEREFROM that portion conveyed to George B. Seebeck et ux., by deed recorded in Volume 307 at page 470, Deed Records of Klamath County, Oregon, as follows:

Commencing at the corner of Sections 3, 4, 9 and 10, Township 41 South, Range 11 East of the Willamette Meridian; thence 1320 feet due North to the point of beginning; thence 330 feet due East to a point; thence 1320 feet due North to a point; thence 330 feet due West to a point; thence 1320 feet due South to the point of beginning in the NW1/4 of SW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian.

ALSO, the SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian.

AND ALSO, A parcel of land situated in Sections 33 and 34 in Township 40 South, Range 11 East of the Willamette Meridian, and Section 3, Township 41 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, marked by an iron pin South 0 degrees 30' East 950 feet from the Northwest corner of Section 3; thence North 47 degrees 15' East 312 feet; thence North 15 degrees 45' East 238 feet to a point on the Easterly boundary of Flesher-Pope

(continued)

(Legal description continued)

Irrigation ditch, the true point of beginning; thence South 89 degrees 10' East 132 feet; thence along an existing fence, North 2 degrees 30' West 1308 feet; thence North 0 degrees 50' East 206 feet; thence North 11 degrees East 263 feet to a point on the South line of the NW1/4 SW1/4 of Section 34, Township 40 South, Range 11 East of the Willamette Meridian; thence East along said South line to the Southeast corner of said NW1/4 SW1/4; thence North along the East line of said NW1/4 SW1/4 to the Northeast corner of said forty; thence West along the North line of said forty and the North line of the NE1/4 SE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian to the Northwest corner of said NE1/4 SE1/4; thence South along the West line of said forty to the Northeasterly boundary of the Flesher-Pope Irrigation Ditch; thence Southeasterly along said ditch boundary to the true point of beginning.

EXCEPTING THEREFROM a tract of land situated in the NE1/4 SE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the CE1/16 corner of said Section 33; thence South 89 degrees 52' 59" East, 1324.91 feet to the East 1/4 corner of said Section 33; thence South 00 degrees 01' 38" West, along the East line of said NE1/4 SE1/4, 681.00 feet; thence North 89 degrees 52' 59" West 1098.01 feet to a point 15 feet Easterly of the existing center of the Pope-Flesher-Duncan Irrigation Ditch; thence along a line 15 feet Easterly and Northeasterly of said ditch, North 14 degrees 37' 22" West 36.38 feet, North 25 degrees 14' 23" West 84.31 feet, North 65 degrees 24' 57" West 136.89 feet and North 56 degrees 25' 30" West 68.97 feet to a point on the West boundary of said NE1/4 SE1/4; thence North 00 degrees 03' 35" East 474.94 feet to the point of beginning, with bearings based on the survey of said Major Land Partition 10-86.

Tax Account No:	4011	00000	07000
	4011	00000	07100
	4011	03300	01300
	4011	03300	01400
	4111	00300	00300
	4111	00300	00400
	4111	00300	00600