

2012-014416

Klamath County, Oregon



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12/28/2012 09:35:15 AM

Fee: \$42.00

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
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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:

Remaining 1% interest in property described in Exhibit "A" attached hereto and made a part of this reference and previously conveyed in Deed recorded 12/29/06 in 2006-025552, Klamath County, Oregon.

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:

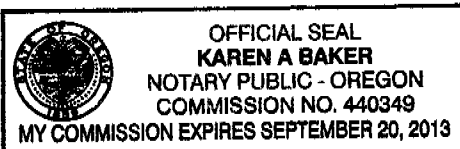
9.20.2013

EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 and S1/2 of NE1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

EXCEPTING THEREFROM that portion conveyed to Louie M. Lyon, et ux, by deed recorded in Volume 328, page 62, Deed Records of Klamath County, Oregon, described as follows:

Commencing at the NE corner of the SE1/4 of the NE1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of said section a distance of 1305 feet; thence West parallel with the North line of said quarter section a distance of 425 feet; thence North parallel with the East line of said Section a distance of 1305 feet; thence along the North line of said quarter section a distance of 425 feet to the point of beginning;

AND ALSO EXCEPT the following parcel:

Beginning at a 5/8 inch iron pin at the intersection of the county roads marking the East 1/4 corner of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence North 00° 02' 50" East 2643.30 feet to the intersection of the county road from the South and East marking the Southeast corner of said Section 3; thence North 07° 40' 53" West 871.59 feet to a point on the Westerly right-of-way line of the U.S.B.R. D-13 Lateral marking the true point of beginning of this description; thence North 02° 52' 10" East along the Westerly right-of-way line of said lateral 290.40 feet; thence North 87° 07' 50" West perpendicular to said right-of-way line 150.00 feet; thence South 02° 52' 10" West parallel to the said right-of-way line 290.40 feet; thence South 87° 07' 50" East 150.00 feet to the true point of beginning.

AND ALSO EXCEPTING THEREFROM a triangular piece of land in the E1/2 SE1/4 of said Section 3 and more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 of Section 3; thence South on the section line between Sections 2 and 3 to the Southeast corner of Section 3; thence West 125 feet; thence Northeasterly to the place of beginning.

AND EXCEPTING THEREFROM those portions thereof in ADAMS POINT ROAD and the USBR "D" Canal.