

Returned to Counter

2013-000359

Klamath County, Oregon



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01/09/2013 03:41:22 PM

Fee: \$37.00

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

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 Louis Turner and Bonnie Sue 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:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, 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.

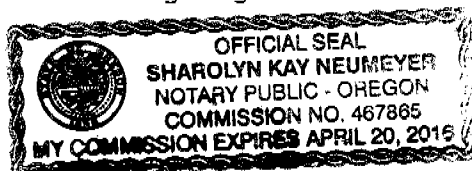
DATED this 27th day of December 2012.



Randall Louis Turner


Bonnie Sue Turner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 27th 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: April 20, 2016