

2013-000498

Klamath County, Oregon



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01/15/2013 08:16:56 AM

Fee: \$42.00

LYNN R. POPE and LYLEEN K. POPE, CO-TRUSTEES OF THE  
POPE FAMILY REVOCABLE TRUST DATED OCTOBER 8, 2008  
21660 Pope Road  
Merrill, Oregon 97633

Grantor

POPE RANCH PROPERTIES, LLC  
21660 Pope Road  
Merrill, Oregon 97633

Grantee

After recording return to:

Guyer Meisner, Attorneys  
5895 Jean Road  
Lake Oswego, Oregon 97035

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

POPE RANCH PROPERTIES, LLC  
21660 Pope Road  
Merrill, Oregon 97633

SPACE RESERVED FOR RECORDER'S USE

## STATUTORY BARGAIN AND SALE DEED

LYNN R. POPE AND LYLEEN K. POPE, CO-TRUSTEES OF THE POPE FAMILY REVOCABLE TRUST  
DATED OCTOBER 8, 2008, GRANTOR, conveys to POPE RANCH PROPERTIES, LLC, GRANTEE, its entire  
interest in and to the following described real property located in Klamath County, Oregon:

SEE ATTACHED EXHIBITS A

THE TRUE CONSIDERATION for this conveyance is ZERO DOLLARS (\$-0-), and other property or value given  
which constitutes the whole consideration.

**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.**

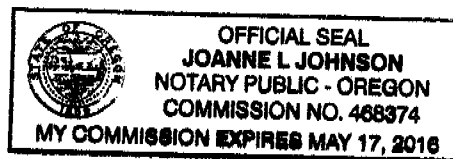
DATED: DECEMBER 26, 2012.

LYNN R. POPE, CO-TRUSTEE  
POPE FAMILY REVOCABLE TRUST DATED  
OCTOBER 8, 2008

LYLEEN K. POPE, CO-TRUSTEE  
POPE FAMILY REVOCABLE TRUST DATED  
OCTOBER 8, 2008

STATE OF OREGON     )  
                                  ) ss  
County of KLAMATH    )

Personally appeared LYNN R. POPE and LYLEEN K. POPE, CO-TRUSTEES OF THE POPE FAMILY  
REVOCABLE TRUST DATED OCTOBER 8, 2008, and acknowledged the foregoing instrument to be their  
voluntary act and deed on DECEMBER 26, 2012.

  
Notary Public for Oregon  
My Commission Expires: May 17, 2016

**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1:**

Street Address:

21414 Highway 50, Merrill, Oregon 97633

Legal Description:

That portion of the NE1/4 NE1/4 of Section 9, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of the right-of-way of The Dalles-California Highway; ALSO Government Lot 1 and that portion of Government Lot 8 in said Section 9, lying North of the U.S.R.S. Irrigation Lateral known as the Robinson Lateral as now located and constructed, which lateral extends across said Government Lot 8 in an Easterly-Westerly direction.

EXCEPTING THEREFROM that portion thereof conveyed to Great Northern Railway Company by deed from Fred L. Pope and Dora C. Pope, his wife, dated May 27, 1931, recorded May 28, 1931 in Volume M95, page 370, Deed Records of Klamath County, Oregon.

Tax Account No: 4111-00900-00200-000

Key No.: 106254

**PARCEL 2:**

Legal Description:

That portion of the NW1/4 NE1/4 of Section 9, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said NW1/4 NE1/4; thence South 10 chains; thence West 2 rods and 20 links; thence North 10 chains; thence East 2 rods and 20 links to the point of beginning.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of the Great Northern Railway Company right-of-way.

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of The Dalles-California Highway (State Highway 50).

Tax Account No: 4111-00900-00300-000

Key No.: 106245

**PARCEL 3:**

Street Address:

21660 Pope Road, Merrill, Oregon 97633

Legal Description:

The North three-fourths of the NW1/4SE1/4 of Section 4, Township 41 South, Range 11 East of the Willamette Meridian, subject to right of way 20 feet wide across the West end of said premises reserved for road purposes.

Tax Account No.: 4111-00400-01300-000

Key No.: R105665