

2013-002225

Klamath County, Oregon



00132068201300022250040047

02/28/2013 03:42:41 PM

Fee: \$52.00

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

MAIL TAX STATEMENTS:
SOS Properties, LLC
P.O. Box 528
Merrill, OR 97633

GRANTOR:

Brad and David Staub
Kathy Oates
S.O.S. Properties
P.O. Box 1684
Alturas, CA 96101

GRANTEE:

SOS Properties, LLC
P.O. Box 528
Merrill, OR 97633

-BARGAIN AND SALE DEED-

Brad Staub, David Staub, and Kathy Oates, individually and doing business as S.O.S. Properties, Grantor, conveys to SOS Properties, LLC, an Oregon limited liability company, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

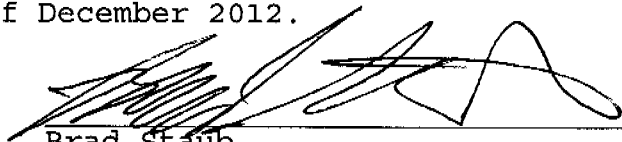
SEE ATTACHED EXHIBIT "A"

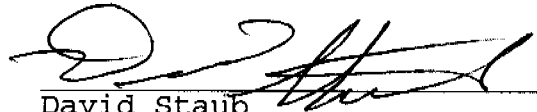
The true and actual consideration for this transfer is zero Dollars (\$0.00).

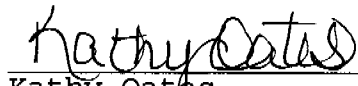
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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

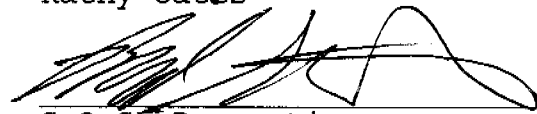
AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 28th day of December 2012.


Brad Staub

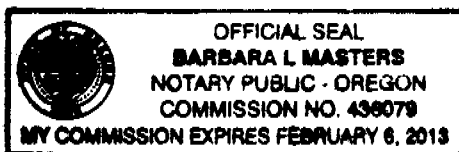

David Staub

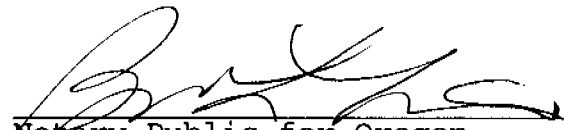

Kathy Oates


S.O.S. Properties
By: Brad Staub
Its: Authorized Representative

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 28th day of December 2012, the above-named Brad Staub and David Staub, and acknowledged the foregoing instrument to be their true act and deed. Before me:




Notary Public for Oregon
My Commission expires: 2-6-13

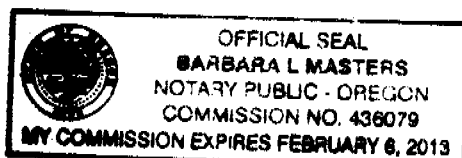
STATE OF _____)
) ss.
County of _____)

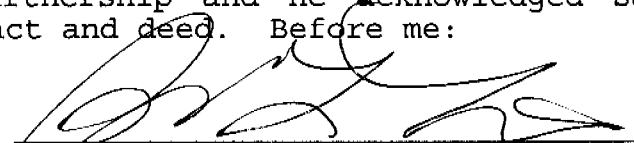
Personally appeared before me this _____ day of December 2012, the above-named Kathy Oates, and acknowledged the foregoing instrument to be her true act and deed. Before me:

See attached
Notary Public for _____
My Commission expires: _____

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 28th day of December 2012, the above-named Brad Staub, who stated he is the authorized representative of S.O.S. Properties and that said instrument was signed on behalf of said partnership and he acknowledged said instrument was its voluntary act and deed. Before me:




Notary Public for Oregon
My Commission expires: 2-6-13

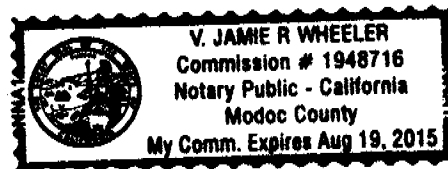
State of California)
County of Modoc)

On January 15, 2013 before me, V. JAMIE R. WHEELER, Notary Public, personally appeared Kathy Dates
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature V. Jamie R. Wheeler
Notary Public



OPTIONAL

Description of Attached Document

Title or Type of Document: Sale & Bargain Deed

Document Date: _____ Number of Pages _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____ Title: _____

All the following described real property situate in Klamath County, Oregon, to-wit:

Parcel 1:

All that portion of Lot 16, Section 15, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which lies East of the Northeasterly right of way line of the Dalles-California Highway (Highway #139) and West of the following described line:

Beginning at a point on the North boundary line of the State-Line Road which is North 30 feet and North 89°05' West a distance of 390.0 feet from the Southeast corner of said Lot 16, said point also lying on the Easterly right of way line of the U.S.R.S. J-3 Lateral; thence North 0°55' East, 161 feet, more or less, to a point on the North line of said Lot 16.

EXCEPTING from the above-described parcel any portion lying within the rights of way of the J-3 Lateral and the State Line Road.

Parcel 2:

A piece or parcel of land situate in Lot 15, Section 15, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Commencing at the intersection of the East line of Lot 16 of the said Section 15, Township 41 South, Range 11 East of the Willamette Meridian, with the line marking the Northerly boundary of the right of way of the State Line Road as the same is now located and constructed, said point being 30.0 feet, more or less, North of the Southeasterly corner of the said Lot 16, and running thence North 89°05' West, along the said road boundary 390 feet, more or less, to its intersection with the line marking the Easterly boundary of the rights of way of the J-3 Lateral of the U.S. Bureau of Reclamation Klamath Project; thence North 0°55' East along the said lateral boundary extended Northerly 161.0 feet, more or less, to a point in the Southerly boundary of the said Lot 15, of Section 15, which is the true point of beginning of this description, and running thence North 0°55' East 108.0 feet, more or less, to a point which is 269.0 feet distant at right angles Northerly from the said Northerly boundary of the right of way of the State Line Road; thence North 89°05' West parallel with the said Northerly boundary of the right of way of the State Line Road 430 feet, more or less, to a point in the said Easterly boundary of the right of way of the said J-3 Lateral; thence following the said Easterly boundary of the right of way of the J-3 Lateral Southeasterly, Easterly, and along a curve to the right with a radius of 110.0 feet, for a distance of 445 feet, more or less, to its intersection with the said line marking the Southerly boundary of the said Lot 15; thence Easterly along the said Lot boundary to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of the U.S.R.S. J-3 Lateral.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Reservation in Patent, recorded June 17, 1936, in Book 111 at Page 109, Deed Records.
4. A conflict appearing to exist between the legal description of record and the County Assessors Map. The Westerly boundary of Parcel 2 as sown on County Assessors Map does not follow the legal description of record. It appears the call "for a distance of 445 feet" is in error.