

Returned to Callahan

2013-010767

Klamath County, Oregon



00142701201300107670020026

09/23/2013 02:42:43 PM

Fee: \$42.00

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

MAIL TAX STATEMENTS:
Hickey Ranches, Inc.
P.O. Box 785
Merrill, OR 97633

GRANTOR:
Pope Ranch Properties, LLC
21660 Pope Road
Merrill, OR 97633

GRANTEE:
Hickey Ranches, Inc.
P.O. Box 785
Merrill, OR 97633

-BARGAIN AND SALE DEED-

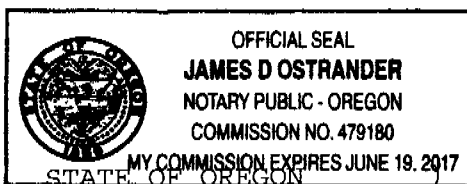
Pope Ranch Properties, LLC, an Oregon limited liability company, Grantor, conveys to Hickey Ranches, Incorporated, an Oregon corporation, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:


SSE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is a lot line adjustment.

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.

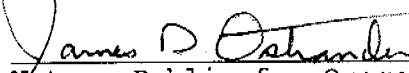
DATED this 22 day of August 2013.




Pope Ranch Properties, LLC
By: Lynn Pope
Its: Authorized Member

) ss.
County of Klamath)

Personally appeared before me this 22 day of August 2013, the above-named Lynn Pope, who stated he is the authorized member of Pope Ranch Properties, LLC and that said instrument was signed on behalf of said limited liability company and he acknowledged said instrument was its voluntary act and deed. Before me:


Notary Public for Oregon
My Commission expires: June 19 2017

A parcel of land, situated in the NE1/4 of Section 9, Township 41 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at an aluminum cap marking the Northeast corner of Section 9, Township 41 South, Range 11 East, Willamette Meridian; thence along the east line of said Section 9, South $00^{\circ}10'03''$ West, 593.85 feet more or less to the southerly right of way line of the Merrill-Malin Highway #50; thence along the southerly right of way of said highway South $65^{\circ}19'14''$ East, 177.51 feet; thence leaving said southerly right of way South $26^{\circ}26'13''$ West, 364.92 feet more or less to the East line of said Section 9 and the **Point of Beginning** of this description; thence along the East line of said Section 9 South $00^{\circ}10'03''$ West, 406.94 feet to the northerly right of way line of the Burlington Northern Railroad; thence along the northerly right of way of said railroad North $61^{\circ}49'52''$ West, 180.19 feet; thence leaving said northerly right of way North $26^{\circ}26'13''$ East, 359.47 feet to the East line of said Section 9 and the **Point of Beginning**.

Said parcel of land containing 0.74 acres, more or less.