

2013-011975

Klamath County, Oregon



00144127201300119750020026

10/23/2013 08:41:00 AM

Fee: \$42.00

DEED AND BILL OF SALE

This **Deed and Bill of Sale**, dated this 17 day of February, 2010, by and between **Nicholas and Christina Christian, Trustees of the Nicholas and Christina Christian Revocable Trust, or their successor trustees under a trust agreement dated August 14, 2009, and Tom Casey and Tami Casey, husband and wife, hereinafter collectively called "First Party", and C-4 Hunt Club, LLC, an Oregon limited liability company, hereinafter called "Second Party".**

WITNESSETH:

First Party hereby bargains, sells, transfers, assigns and conveys to **Second Party** all of its right, title and interest in all buildings, improvements, fixtures, the lease and special use permit as pertains to the property as described herein which property is subject of a lease from the USDA Forest Service subject to special permit # KLA 355, and the personal property located at 28929 Rocky Point Road, Klamath Falls, Klamath County, Oregon, hereinafter collectively called "**Property**", and legally described as:

Cabin located at BLOCK "C" LOT 4, Winema National Forest, Rocky Point Recreation

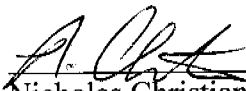
Property shall include all state and federal water rights currently and previously associated and in use to the premises. Further, **Property** shall include all docks, outbuildings, and outbuilding contents, including but not limited to powerboat, and any and all other watercraft and associated personal property located thereon.

This Deed and Bill of Sale transfers and conveys all **Property** located at the premises referenced above, excepting the Real Property, which property is owned by USDA Forest Service and subject to a special use permit authorized by USDA Forest Service, Permit No.: KLA 355.

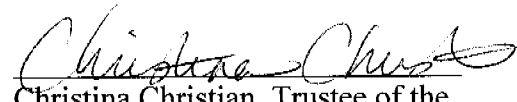
The **First Party** warrants to **Second Party** they have good and marketable title to said **Property**, full authority to sell and transfer said **Property**, and that said **Property** is sold free of all liens, encumbrances, liabilities, and adverse claims of every nature and description whatsoever.

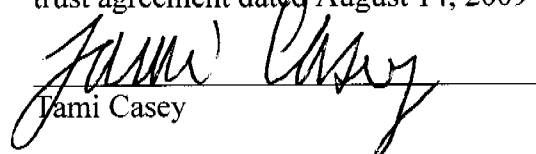
The true and actual consideration paid for this transfer is zero (\$0) dollars, but is based upon other good and valuable consideration, receipt of which is hereby acknowledged.

"FIRST PARTY"


Nicholas Christian, Trustee of the
Nicholas and Christina Christian Revocable
Trust, or their successor trustees under a
trust agreement dated August 14, 2009


Tom Casey


Christina Christian, Trustee of the
Nicholas and Christina Christian Revocable
Trust, or their successor trustees under a
trust agreement dated August 14, 2009


Tami Casey

Tax statements sent to Nick & Christina Christian
550 E Trail Creek Rd. Trail Or. 97541

Return To Tom Casey PO Box 480 Jacksonville OR
97530

STATE OF OREGON)
)
County of Jackson)

SS

On the 17th day of February, 2010 before me, the undersigned, a Notary Public in and for said State, personally appeared **Nicholas Christian and Christina Christian**, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.




NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
)
County of Jackson)

SS

On the 17th day of February, 2010 before me, the undersigned, a Notary Public in and for said State, personally appeared **Tom Casey and Tami Casey**, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.




NOTARY PUBLIC FOR OREGON