

2014-000085

Klamath County, Oregon



00146996201400000850030036

01/07/2014 08:59:46 AM

Fee: \$52.00

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

Terrienne Pedersen

P.O. Box 41678

Eugene, OR 97404

After recording return to:

Travis L. Sydow, Attorney at Law

4710 Village Plaza Loop, Suite 165

Eugene, OR 97401

### BARGAIN AND SALE DEED

Terrienne Pedersen and Jana Sullivan, Successor Co-Trustees of the Sullivan Joint Trust dated January 7, 1997, Grantors, convey to Big Eye Enterprises, LLC, an Oregon limited liability company, Grantee, the following described real property:

See Exhibit "A," incorporated herein by this reference.

The true consideration for this conveyance is vesting pursuant to trust administration.

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 19, 2013.

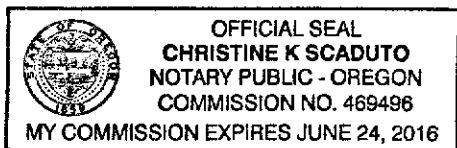
TERRIANNE PEDERSEN, Successor Co-Trustee

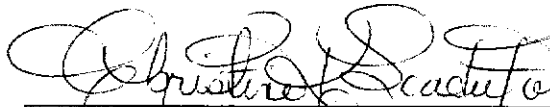
JANA SULLIVAN, Successor Co-Trustee

[ACKNOWLEDGMENTS TO FOLLOW]

STATE OF OREGON    )  
                                  ) ss.  
County of Lane        )

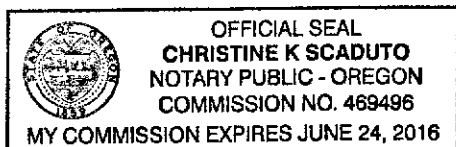
The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 2013,  
by TERRIANNE PEDERSEN, Successor Co-Trustee of the Sullivan Joint Trust dated January 7,  
1997.

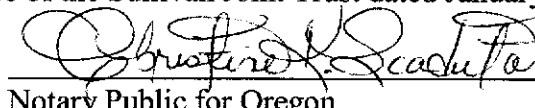


  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 06/24/2016

STATE OF OREGON    )  
                                  ) ss.  
County of Lane        )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 2013,  
by JANA SULLIVAN, Successor Co-Trustee of the Sullivan Joint Trust dated January 7, 1997.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 06/24/2016

**EXHIBIT "A"**

THE SOUTH 90 FEET OF LOT 7 AND THE WEST 10 FEET OF THE SOUTH 90 FEET OF LOT 8, BLOCK 2, CHEMULT TOGETHER WITH THAT PORTION OF THE VACATED ALLEY INURED THERETO, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH AN EASEMENT FOR WATER LINE PURPOSES, DATED AUGUST 16, 1968, RECORDED AUGUST 26, 1968 IN VOLUME M68 PAGE 7738, DEED RECORDS OF KLAMATH COUNTY, OREGON AND DATED AUGUST 16, 1968 RECORDED AUGUST 30, 1968 IN VOLUME M68 PAGE 7910, DEED RECORDS OF KLAMATH COUNTY, OREGON.