

2014-000338

Klamath County, Oregon



00147293201400003380020020

01/14/2014 11:17:32 AM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Garrett Family Limited Partnership
1117 Tamera Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Ed Garrett Ranch, Inc.
16025 Garrett Road
Lakeview, OR 97630

AFTER RECORDING RETURN TO:

James C. Lynch
P. O. Box 351
Lakeview, OR 97630

SEND TAX STATEMENTS TO:

Ed Garrett Ranch, Inc.
16025 Garrett Road
Lakeview, OR 97630

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **Louise E. Moulton, General Partner of the Garrett Family Limited Partnership**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Ed Garrett Ranch, Inc., an Oregon Corporation**, hereinafter called grantee, and unto grantee's successors and assigns, all of grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Township 39 South, Range 15 East of the Willamette Meridian,
Section 14: SE $\frac{1}{4}$ NW $\frac{1}{4}$.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground.

To Have and to Hold the same unto grantee and grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE (Distribution of Assets).

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to trusts, other entities and to individuals.

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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

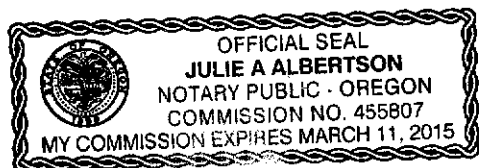
IN WITNESS WHEREOF, grantor has executed this instrument this 13 day of January, 2014; any signature on behalf of a trust or other entity is made with the authority of that entity.

GARRETT FAMILY LIMITED PARTNERSHIP

Louise E. Moulton
By: Louise E. Moulton, General Partner

STATE OF OREGON, County of Lake) ss.

This instrument was acknowledged before me on January 13th, 2014, by Louise E. Moulton as the General Partner of the Garrett Family Limited Partnership.



Julie A. Albertson
Notary Public for Oregon
My Commission Expires: 03-11-2015