



00147811201400007440010015
01/28/2014 09:47:12 AM Fee: \$42.00

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

MAIL TAX STATEMENTS:
Pope Ranch Properties, LLC
21660 Pope Road
Merrill, OR 97633

GRANTOR:
Lynn R. Pope
21660 Pope Road
Merrill, OR 97633

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

-BARGAIN AND SALE DEED-

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

Parcel 1 of Land Partition 01-13, situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4 of Township 41 South, Range 11 East of the Willamette Meridian, Klamath County Oregon.

R105576/R-4111-00400-01000-000
R896660/R-4111-00400-01000-000

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, 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 this 21 day of January 2014.

Lynn R. Pope

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21 day of January 2014, the above-named Lynn R. Pope, and acknowledge the foregoing to be his true act and deed. Before me:



Notary Public for Oregon
My Commission expires: Oct 21, 2016