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2014-001051

Klamath County, Oregon



02/05/2014 03:53:48 PM

Fee: \$42.00

Grantor's Name and Address Deanna M. Kratochvil 1929 Worden Klamath Falls, OR 97601
Grantee's Name and Address Klamath River Property, LLC 15211 HWY 66 Keno, OR 97627
After Recording Return to: Klamath River Property, LLC 15211 HWY 66 P.O. Box 124 Keno, OR 97627
Until requested otherwise, send all tax statements to: Klamath River Property, LLC 15211 HWY 66 P.O. Box 124 Keno, OR 97627

BARGAIN AND SALE DEED

Deanna M. Kratochvil, Grantor, hereby grants, bargain and conveys to Klamath River Property, LLC, all right, title and interest in and to:

A parcel of land situated in the SW1/4SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the Westerly line of Brighton Avenue and the Northerly line of River Street in the Town of Keno; thence N. 57°00' W. a distance of 52.5 feet to a point; thence at right angles, N. 33°00' E. a distance of 225 feet, more or less, to the left of Westerly bank of Klamath River; thence Southeasterly along said Westerly bank to the Westerly line of Brighton Avenue; thence S. 33°00' W. along the Westerly line of Brighton Avenue to the point of beginning.

To Have and to Hold the same unto grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0 and/or other good and valuable consideration. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations 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 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 30 day of Jan, ²⁰¹⁴2013.

Deanna M. Kratochvil

STATE OF OREGON)
): ss:
County of Klamath)

On the 30 day of January, ²⁰¹⁴2013, personally appeared before me the above-named Deanna M. Kratochvil and acknowledged the above instrument.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-26-17