

2014-001053

Klamath County, Oregon



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02/05/2014 03:56:28 PM

Fee: \$42.00

Grantor's Name and Address Hicks Cabin, LLC 1000 NW Starlite Pl. Grants Pass, OR 97526
Grantee's Name and Address Mr. and Mrs. Martin Hicks P.O. Box 93 Merrill, OR 97633
After Recording Return to: Mr. and Mrs. Martin Hicks P.O. Box 93 Merrill, OR 97633
Until requested otherwise, send all tax statements to: Mr. and Mrs. Martin Hicks P.O. Box 93 Merrill, OR 97633

BARGAIN AND SALE DEED

Hicks Cabin, LLC, by and through its president and secretary, Grantors, hereby grant, bargain and convey to Martin J. Hicks and Darlene F. Hicks, husband and wife, tenants by the entirety, all right, title and interest in and to:

Block O, Lot 2, Lake of the Woods Recreation Tract, Klamath Ranger District, Fremont-Winema National Forest, Klamath County, Oregon according to the official plat thereof on file in the office of USDA-Forest Service

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 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. 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.

DATED this 29th day of January, 2014.

Richard J. Hicks, President
Hicks Cabin, LLC

Letty L. Hicks, Secretary
Hicks Cabin, LLC

STATE OF OREGON)
 : ss:
County of Josephine)

On the 29th day of January, 2014, personally appeared before me the above-named Richard J. Hicks, President, Hicks Cabin, LLC and Letty L. Hicks, Secretary, Hicks Cabin, LLC acknowledged the above instrument.



NOTARY PUBLIC FOR OREGON
My Commission Expires: Nov 5, 2015