## AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C. 620 Main Street Klamath Falls OR 97601 Klamath County, Oregon



02/26/2014 03:39:02 PM

2014-001678

Fee: \$47.00

**GRANTOR'S NAME AND ADDRESS:** 

Vince Cheyne P. O. Box 3516 Sun River, OR 97707

Vincent Shane Cheyne 14611 Hwy 39 Klamath Falls, OR 97603

**GRANTEE'S NAME AND ADDRESS:** 

Gold Bell Farms "LLC" 14611 Hwy 39 Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:** 

Gold Bell Farms "LLC" 14611 Hwy 39 Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

VINCE CHEYNE and VINCENT SHANE CHEYNE hereinafter referred to as grantor, conveys to GOLD BELL FARMS "LLC", hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The W½NW¼, Lot 1 and 2, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, save and excepting the North 256 feet of Lot 1 and the North 256 feet of the NW¼NW¼ of Section 17, Township 40 South, Range 10 East of the Willamette Meridian.

Property ID No.: R98138

Map Tax Lot No.: R-4010-01700-00800-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3/ day of \_\_\_\_\_\_, 2013.

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. SECTION 2 TO 0 AND 17 OF **OREGON LAV** 

OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 855,	
	Vince Cheyne
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	Vincent Shane Cheyne
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STATE OF <u>Wegon</u> , County of	KlanaTh ) ss.
THIS INSTRUMENT WAS ACKNOW	VLEDGED BEFORE ME this <u>26</u> day of <u>7e6</u> ,
OFFICIAL SEAL  KAY HEATH  NOTARY PUBLIC-OREGON  COMMISSION NO. 452384	NOTARY PUBLIC for Oregon
MY COMMISSION EXPIRES OCTOBER 27, 2014	My Commission expires:
CTATE OF ORDER	
STATE OF OREGON; County of Klamath ) s	
THIS INSTRUMENT WAS ACKNOW	LEDGED BEFORE ME this $3/2$ day of $2/2$ .
20 <u>/3</u> , by Vincent Shane Cheyne.	
	Law Teath
OFFICIAL OFFI	NOTARY PUBLIC FOR OREGON
OFFICIAL SEAL KAY HEATH	My Commission expires: 10-27-14

KAY HEATH NOTARY PUBLIC-OREGON COMMISSION NO. 452364 MY COMMISSION EXPIRES OCTOBER 27, 2014