

Returned to Counter

2014-001678

Klamath County, Oregon



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02/26/2014 03:39:02 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

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

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 W $\frac{1}{2}$ NW $\frac{1}{4}$ , 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 NW $\frac{1}{4}$ NW $\frac{1}{4}$  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.

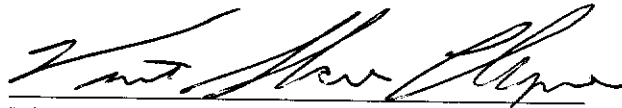
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31 day of Dec, 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**

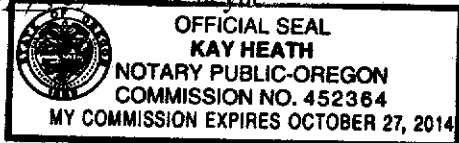
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE 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 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

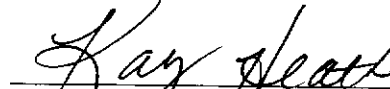
  
Vince Cheyne

  
Vincent Shane Cheyne

STATE OF Oregon, County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26 day of Feb., 20 14 by Vince Cheyne

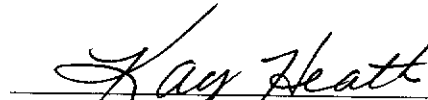


  
NOTARY PUBLIC for Oregon  
My Commission expires: 10-27-14

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 31<sup>st</sup> day of Dec., 20 13, by Vincent Shane Cheyne.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-27-14