

2014-002440

Klamath County, Oregon



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03/21/2014 02:51:02 PM

Fee: \$52.00

After recording return to:

+ Mail Tax Statements

JWTR, LLC

Attn: Cathy Chapel

6400 Highway 66

Klamath Falls, OR 97601

Grantor:

Southern Oregon Round Stock, Inc.

20000 Keno-Worden Road

Klamath Falls, OR 97603

Grantee:

JWTR, LLC

6400 Highway 66

Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **SOUTHERN OREGON ROUND STOCK, INC, an Oregon corporation** hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **JWTR, LLC, an Oregon Limited Liability Company**, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer in terms of dollars is \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

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.

Returned to Counter

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.

In Witness Whereof, the Grantor has executed this instrument this 19th day of March, 2014; if a Corporate Grantor, it has caused its name to be signed and its seal if any, affixed by an office or other person duly authorized to do so by order of its Board of Directors.

SOUTHERN OREGON ROUND STOCK, INC, an Oregon corporation

Samuel D. Porter, President

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On March 19, 2014 before me, Catherine Marie Chapel personally appeared Samuel D. Porter as President for Southern Oregon Round Stock, Inc., an Oregon corporation personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.



Catherine Marie Chapel
Notary Public for the State of Oregon
My Commission Expires: 6/10/2016

**EXHIBIT A
LEGAL DESCRIPTION
SOUTHERN OREGON ROUND STOCK PARCEL**

A tract of real property situated in the SW¼ and in the NW¼ of Section 34, and the E½SE¼ of Section 33, both in Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Section corner common to Sections 33 and 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and Section 3 and 4, Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence East along the South boundary of above said Section 34 a distance of 117.3 feet to the Westerly right-of-way boundary of the Southern Pacific Company's Railroad; thence North 32 degrees 18' East along said right-of-way boundary, a distance of 1165.1 feet to the Northerly boundary of Gordon Street as shown on the official plat of Worden, Oregon, and being the true point of beginning; thence North 57 degrees 42' West along the aforesaid Northerly boundary of Gordon Street a distance of 1013.5 feet; thence North 32 degrees 18' East parallel with the aforesaid railroad right-of-way boundary, a distance of 1400.0 feet; thence South 57 degrees 42' East parallel with aforesaid Gordon Street, a distance of 1013.5 feet to the aforesaid railroad right-of-way boundary; thence South 32 degrees 18' West along same a distance of 1400.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that 80.0 foot strip of land shown as Main Street on the official plat of Worden, Oregon;

ALSO EXCEPTING THEREFROM Lot, Block 45 and Lot 23, Block 38 of Worden, Oregon.

ALSO EXCEPTING THEREFROM Lots 8 through 16, both inclusive, Block 45 of Worden, Oregon, vacated