TERRY WOODHOUSE AND JANICE WOODHOUSE PO Box N

Merrill, Oregon 97633-0614

Grantors

WOODHOUSE HOLDINGS, LLC PO Box N Merrill, Oregon 97633-0614

Grantee

After recording return to:

Guyer Meisner, Attorneys 5895 Jean Road Lake Oswego, Oregon 97035

Until a change is requested, all tax statements shall be sent to the following address:

WOODHOUSE HOLDINGS, LLC PO Box N Merrill, Oregon 97633-0614 2014-002651 Klamath County, Oregon



03/27/2014 09:19:02 AM

Fee: \$47.00

SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

TERRY WOODHOUSE AND JANICE WOODHOUSE, Grantors, convey to WOODHOUSE HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DULY REGISTERED TO CONDUCT BUSINESS IN OREGON, Grantee, their entire interests in and to the following described real property located in KLAMATH COUNTY, OREGON:

Parcel # 1411:

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) Station Ground Property at Merrill, Oregon, being of variable width on each side of said Railway Company's Main Track centerline as now located and constructed upon, over and across the SW ¼ SW ¼ of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bounded between two lines drawn parallel with and distant 9.0 feet and 59.0 feet Northerly of, as measured at right angles from said Railway Company's Industrial Track No. 2 centerline, as now located and constructed upon, over and across said SW ¼ SW ¼ and bounded between two lines drawn parallel with and distant, respectively, 10.0 feet Westerly and 138.0 feet Easterly of, as measured at right angles from the Northerly extension of the centerline of Clay Street, according to the recorded plat of Merrill thereof.

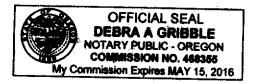
THE TRUE CONSIDERATION for this conveyance is ZERO DOLLARS (\$-0-), and other property or value given which constitutes the whole consideration.

DATED MARCH 5, 2014, TO BE EFFECTIVE AS OF JANUARY 1, 2014.

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 INOUIRE 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.

Ten worth	W	James Words
TERRY WOODHOUSE		JANICE WOODHOUSE
STATE OF OREGON)	
County of <u>Oregon</u>) ss)	

Personally appeared TERRY WOODHOUSE and JANICE WOODHOUSE and acknowledged the foregoing instrument to be their voluntary act and deed dated on the date first set forth above.



Notary Public for Oregon
My Commission Expires: 5-15-16