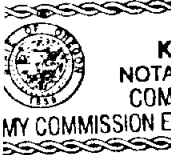


2014-006901

Klamath County, Oregon



00155421201400069010020027



06/30/2014 01:23:27 PM

Fee: \$47.00

After recording return to:  
Picker's Paradise, LLC  
6331 Ventura Lane  
Central Point, OR 97501

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Picker's Paradise, LLC  
6331 Ventura Lane  
Central Point, OR 97501

### STATUTORY BARGAIN AND SALE DEED

**Mark Wimmer and Walt Wimmer**, Grantor, conveys to **Picker's Paradise, LLC** an Oregon limited liability company, Grantee, the following described real property:

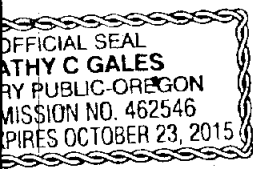
**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 1, Block 6, Klamath River Sportsmans Estates in the County of Klamath, State of Oregon.**

The true consideration for this conveyance is **\$29,213.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 19 day of May, 2014.



Bargain and Sale Deed  
- continued

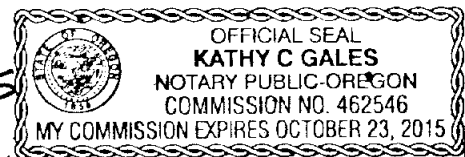
Walter D Wimmer  
Walt Wimmer

Mark Wimmer  
Mark Wimmer

STATE OF Oregon )  
County of MULTNOMAH )ss.

This instrument was acknowledged before me on this 19 day of May, 20 14  
by ~~Walt Wimmer~~ WALTER D WIMMER

Kathy C Gales  
Notary Public for Oregon  
My commission expires: 10/23/15



STATE OF Oregon )  
County of JACKSON )ss.

This instrument was acknowledged before me on this 20 day of May, 20 14  
by **Mark Wimmer.**

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: