

2014-008521

Klamath County, Oregon



00157424201400085210040048

08/15/2014 08:42:20 AM

Fee: \$57.00

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
The Hyde Family Limited Partnership
Post Office Box 371
Chiloquin OR 97624

BARGAIN AND SALE DEED

Gerda V. Hyde and Dayton O. Hyde, husband and wife, individually, as tenants by the entirety, and in their capacities as Co-Trustees of the Gerda V. Hyde 1979 Living Trust, and as Co-Trustees of the Dayton O. Hyde 1979 Living Trust, Grantors, convey to The Hyde Family Limited Partnership, Grantee, all of Grantors' right, title, and interest, of whatsoever kind and nature, in the real property located in Klamath County, Oregon, described on Exhibit A attached hereto and incorporated herein by this reference.

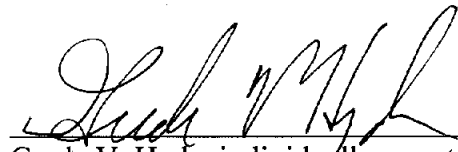
Said real property is identified by Klamath County, Oregon as tax accounts: 3210-00000-00600-000; 3211-00000-00600-000; 3309-00000-00600-000; 3311-00000-00200-000; 3311-00000-00201-000; 3311-00900-00200-000; 3311-00900-00201-000; 3311-00900-00600-000; 3409-00000-00200-000; 3409-00000-00300-000; 3409-00000-00900-000; 3409-00000-01200-000; and 3409-00000-01700-000.

This deed is made and recorded to quiet title in Grantee to the land described on Exhibit A attached hereto, free and clear of any interest in Grantors. No consideration stated in dollars has been paid for this conveyance.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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,

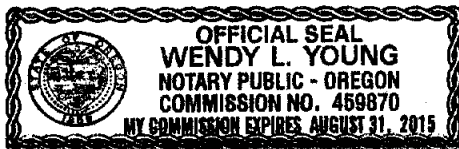
AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

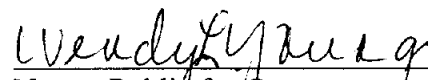
Dated this 8 day of November 2012.


Gerda V. Hyde, individually, as a tenant by the entirety, and as a Trustee of the Gerda V. Hyde 1979 Living Trust and the Dayton O. Hyde 1979 Living Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 8, 2012 by Gerda V. Hyde, individually, as a tenant by the entirety, as a Trustee of the Gerda V. Hyde 1979 Living Trust, and as a Trustee of the Dayton O. Hyde 1979 Living Trust.




Notary Public for Oregon
My Commission Expires: 8.31.2015

Dayton O. Hyde
Dayton O. Hyde, individually, as a tenant by
the entirety, and as a Trustee of the
Dayton O. Hyde 1979 Living Trust and
the Gerda V. Hyde 1979 Living Trust

STATE OF SOUTH DAKOTA, County of Fall River) ss.

July 29, 2014.
This instrument was acknowledged before me on ~~November~~ July 29, 2014, 2012 by Dayton O.
Hyde, individually, as a tenant by the entirety, as a Trustee of the Dayton O. Hyde 1979 Living
Trust, and as a Trustee of the Gerda V. Hyde 1979 Living Trust.

Cheryl Ann McClain
Notary Public for South Dakota
My Commission Expires: _____

My Commission Expires
September 8, 2018



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A:

In Township 32 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 36: S1/2 SE1/4 NE1/4, SW1/4 NE1/4, N1/2 N1/2 SE1/4, N1/2 NE1/4 SW1/4

In Township 32 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

Section 17: W1/2 NE1/4, W1/2, W1/2 SE1/4,

EXCEPTING THEREFROM the Northerly 30 feet of the N1/2 NW1/4 lying Westerly of the Williamson River, conveyed to Sand Creek Ranch by Bargain and Sale Deed recorded December 28, 1984 in Book M84, page 21613, Microfilm Records of Klamath County, Oregon.

Section 20: W1/2 E1/2, W1/2

Section 29: W1/2 NE1/4, NW1/4, S1/2

Section 31: NE1/4 NE1/4, S1/2 NW1/4 NE1/4, SW1/4 NE1/4, S1/2 NE1/4 NW1/4, SE1/4 NW1/4, Government Lot 2

Section 32: All

In Township 33 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 35: E1/2 SW1/4, SE1/4

In Township 33 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: W1/2 SW1/4

Section 5: All

Section 8: NE1/4, N1/2 S1/2, NW1/4

Section 9: W1/2 NW1/4, N1/2 NW1/4 SW1/4

In Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 2: W1/2 SE1/4, Government Lot 1, SE1/4 NE1/4

Section 11: W1/2 NE1/4, SW1/4

Parcel B:

In Township 33 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

Section 9: W1/2 W1/2 SE1/4 NW1/4 and W1/2 NW1/4 NE1/4 SW1/4

Parcel C:

Parcels 1 and 2 of Land Partition 44-10, being a replat of Parcels 1 and 2 of "Minor Partition No. 50-84", situated in the N1/2 of Section 22 and in Section 15, Township 34 South, Range 9 East, Willamette Meridian, filed December 14, 2011 in Volume 2011-013779, Records of Klamath County, Oregon.