

After recording return to:

L.R. Mittnacht Enterprises, Inc.
2618 Westgate Drive
KLAMATH FALLS, OR 97603

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

L.R. Mittnacht Enterprises, Inc.
2618 Westgate Drive
KLAMATH FALLS, OR 97603

2014-009058

Klamath County, Oregon



00158106201400090580010012

09/02/2014 10:53:05 AM

Fee: \$42.00

**STATUTORY
BARGAIN AND SALE DEED**

I, Larry R. Mittnacht, Grantor, conveys to L.R. Mittnacht Enterprises, Inc., Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A TRACT OF LAND SITUATED IN THE SE1/4 SE1/4 OF SECTION 13, T39S, R9EWM, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 5/8" IRON PIN MARKING THE SOUTH QUARTER CORNER OF SECTION 13; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 2069.79 FEET; THENCE NORTH A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AS AIRWAY DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREE 07'45" EAST A DISTANCE OF 300.00 FEET TO A POINT; THENCE WEST 150.00 FEET TO A POINT; THENCE NORTH 01 DEGREE 07'45" EAST. 296.94 FEET TO A 5/8" IRON PIN ON THE NORTHERLY LINE OF A DRAIN DITCH; THENCE SOUTH 70 DEGREES 02'15" EAST A DISTANCE OF 402.54 FEET; THENCE NORTH 88 DEGREES 45'40" EAST ALONG A FENCE LINE ON THE SOUTH LINE OF SAID DRAIN DITCH A DISTANCE OF 346.51 FEET TO A 5/8 INCH IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF THE KLAMATH FALLS-MERRILL STATE HIGHWAY; THENCE SOUTH 0 DEGREES 35'40" WEST ALONG SAID LINE A DISTANCE OF 466.90 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT OF WAY LINE OF AIRWAY DRIVE; THENCE WEST ALONG SAID LINE A DISTANCE OF 581.70 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTION CONVEYED TO THE UNITED STATES OF AMERICA FOR DITCHES AND/OR CANALS.

ALSO EXCEPTING THEREFROM ALL THOSE PORTIONS CONVEYED TO KLAMATH COUNTY, OREGON, FOR ROAD PURPOSES, INCLUDING THOSE PORTIONS DESCRIBED IN BOOK M-75, PAGE 8128, BOOK M-75, PAGE 7644, BOOK M-75, PAGE 9139 AND BOOK M-75 AT PAGE 11915, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

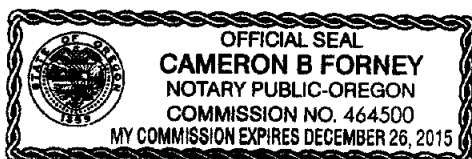
Dated this 22ND day of August, 2014

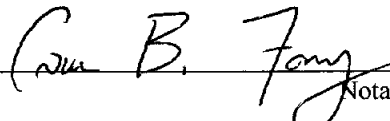

LARRY R. MITTNACHT

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on August 22, 2014

by Larry R. Mittnacht





Notary Public for Oregon

My commission expires December 26, 2015