



After recording return to:  
Montero and Associates  
802 Nadia Way  
Medford OR 97504

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Montero and Associates  
802 Nadia Way  
Medford OR 97504

File No.: 7161-1566475 (Accom)  
Date: September 30, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

**Montero and Associates LLC, Retirement Plan, Trustee, Michael A. Montero** , Grantor, conveys  
to **Montero and Associates LLC, Retirement Plan, Trustee, Michael A. Montero**, Grantee, the  
following described real property:

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

**PARCEL 1:**

**THE E 1/2 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 15 EAST OF THE  
WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON.**

**PARCEL 2:**

**THE W 1/2 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 15 EAST OF THE  
WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON.**

**SUBJECT TO THE DEED DECLARATION AND RESTRICTIONS AS MORE FULLY SET FORTH IN  
ATTACHED "EXHIBIT A" MADE A PART HEREOF.**

The true consideration for this conveyance is **\$0.00**. (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, 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.

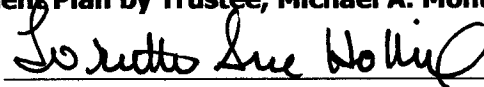
Dated this 1<sup>st</sup> day of OCTOBER, 2014.

 Trustee

**Montero and Associates LLC Retirement Plan  
by Trustee, Michael A. Montero**

STATE OF Oregon )  
 ) ss.  
County of Jackson )

This instrument was acknowledged before me on this 1<sup>st</sup> day of October, 2014  
by **Montero and Associates LLC Retirement Plan by Trustee, Michael A. Montero**



Notary Public for Oregon  
My commission expires: JULY 23, 2015



**Exhibit A  
DEED RESTRICTION**

The undersigned, being the record owners of the real property described as **Parcel #1** The E 1/2 of the NE ¼ of Section 21, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon and **Parcel #2** The W 1/2 of the NE ¼ of Section 21, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon in the instrument recorded as Official Record number (book & page) **2010-007250** of the deed records of Klamath County, Oregon, do hereby make the following deed declaration(s) for the above described real property, specifying that the declaration(s) shall constitute covenants to run with all of the land and shall be binding on all persons claiming under such land and that this declaration(s) shall be for the benefit of and limitation upon all future owners of said real property.

Declarant hereby declares that all of the following property described as:

**Parcel #1** The E 1/2 of the NE ¼ of Section 21, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon

**Parcel #2** The W 1/2 of the NE ¼ of Section 21, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon legal description of all parcels composing the tract shall be held, sold and conveyed subject to the following conditions and declarations:


"It is not lawful to use the property described in this instrument for the construction or siting of a dwelling or to use the acreage of the tract to qualify another tract for the construction or siting of a dwelling, within Klamath County"

The declaration(s), conditions and restrictions can be removed only and at such time as the property described herein is no longer protected under the statewide planning goals for agricultural and forest lands or the legislature otherwise provides by statute that these declarations, conditions and restrictions may be removed and the authorized representative of the county or counties in which the property subject to these declarations, conditions and restrictions are located executes and records a release of the declarations, conditions and restrictions created by this instrument.

KLAMATH COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this deed declaration and shall have the right, if it so desires, to enforce any or all of the declaration(s) contained herein by judicial or administrative proceeding. The declaration is made pursuant to the provisions of the Jackson County Land Development Ordinance and as a condition of the approval of **Jackson County Planning Division File No. ZON2010-0178 Large Tract Forest Dwelling.**

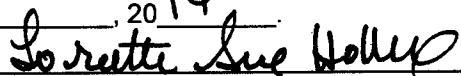
Dated this 18<sup>th</sup> day of OCTOBER, 2014.

Michael A. Montero, Trustee, Montero & Associates LLC, Retirement Plan

  
Record Owner (signature)

STATE OF OREGON    )  
                                  ) ss.  
County of Jackson    )

Personally appeared and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 1<sup>st</sup> day of October, 2014

  
Notary Public for the State of Oregon

