

2014-010365

Klamath County, Oregon



00159690201400103650030032

10/07/2014 09:05:35 AM

Fee: \$52.00

After recording return to:

Melissa P. Lande
Bryant, Lovlien & Jarvis, P.C.
591 S.W. Mill View Way
Bend, Oregon 97702

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

Jason Neff
20800 NE Smoke Stack Lane
Bend, Oregon 97701

BARGAIN AND SALE DEED

Other property or value was either part or the whole consideration for this conveyance.

Ryan Neff, with an address of 19801 Dry Canyon Ave, Bend, Oregon 97702, Andrea Fetzer, with an address of 19561 Pond Meadow Court, Bend, Oregon 97702, and Jason Neff with an address of 20800 NE Smoke Stack Lane, Bend, Oregon 97701, collectively Grantors, convey to Neff Properties, LLC, an Oregon limited liability company, Grantee, whose address is 20800 NE Smoke Stack Lane, Bend, Oregon 97701, the real property located at Klamath County, Oregon being more particularly described as follows:

See Attached Exhibit A

SUBJECT TO: All encumbrances, easements and restrictions of record.

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.

IN WITNESS WHEREOF, the undersigned have executed this instrument effective as of the date set forth below.

DATED: September 16, 2014

Grantors:



RYAN NEFF



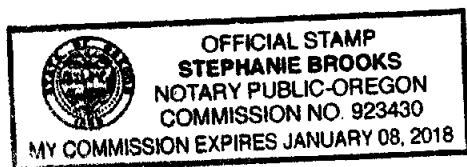
ANDREA FETZER

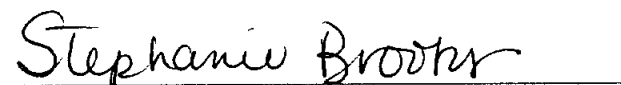


JASON NEFF

STATE OF OREGON, County of Deschutes: ss.

This instrument was acknowledged before me on September 16, 2014 by RYAN NEFF, ANDREA FETZER and JASON NEFF





Notary Public for Oregon

EXHIBIT A

Legal Description

The Southeast quarter of Section 11, the North half of Section 13 and Northeast quarter of Section 14, all in Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and Government Lots 1 and 2, East ½ of Northwest ¼ of Section 18 in Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.