

187 2318758-ALF



After recording return to:
Travis Carpenter
10595 Hill Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Travis Carpenter
10595 Hill Rd
Klamath Falls, OR 97603

File No.: 7021-2318758 (ALF)
Date: October 09, 2014

2014-010835
Klamath County, Oregon
10/16/2014 10:23:26 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Johnson & Helm Properties LLC, an Oregon limited liability company, Grantor, conveys to Travis Carpenter, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$120,000.00**. (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 10 day of October, 2014.

F.
57.00

APN: R603216

Bargain and Sale Deed
- continued

File No.: 7021-2318758 (ALF)
Date: 10/09/2014

Johnson & Helm Properties LLC, an Oregon
limited liability company

Carroll Helm

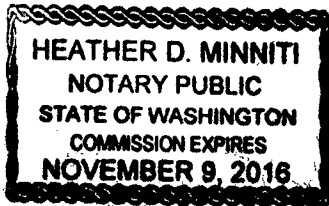
By: Carroll A Helm, Member

Cecilia Johnson

By: Cecilia A Johnson, Member

STATE OF Washington)
County of King) ss.

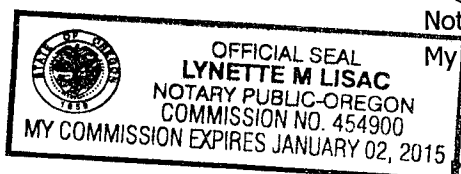
This instrument was acknowledged before me on this 10th day of October, 2014
by Cecilia A Johnson as Member of Johnson & Helm Properties LLC, on behalf of the limited liability
company.



Heather D Minniti
Notary Public for Washington State
My commission expires: November 9, 2016

STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 14th day of October, 2014
by Carroll A Helm as Member of Johnson & Helm Properties LLC, on behalf of the limited liability
company.



Lynette M Lisac
Notary Public for Oregon
My commission expires: 01-02-2015

EXHIBIT A

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

A portion of the NW1/4 SW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of Hill Road, a County Road, as the same now exists, with the South line NW1/4 SW1/4 of said Section 32, said point being South 89° 56' 30" East, a distance of 290.24 feet from the Southwest corner NW1/4 SW1/4 of said Section 32; thence North 09° 16' 51" West along the Easterly right of way line of said Hill Road, 179.96 feet thence at right angles North 80° 43' 09" East, 200.00 feet; thence South 08° 33' 56" East 212.43 feet to a point on the South line NW1/4 SW1/4 of said Section 32; thence North 89° 56' 30" West; 200.00 feet to the point of beginning. The bearings of this description are based on recorded Survey No. 1256 in the Klamath County Surveyor's Office.