

2014-013166

Klamath County, Oregon



00163051201400131660010012

12/22/2014 03:43:11 PM

Fee: \$42.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Johnson & Helm Properties, LLC
c/o Carroll Helm
14002 S. Buckner Creek Road
Molino, OR 97042

GRANTOR:

Carroll Anne Helm
14002 S. Buckner Creek Road
Molino, OR 97042

GRANTEE:

Johnson & Helm Properties, LLC
14002 S. Buckner Creek Road
Molino, OR 97042

BARGAIN AND SALE DEED

Carroll Anne Helm, Grantor, conveys to Johnson & Helm Properties, LLC, an Oregon limited liability company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The N½ of Section 26, Township 35 South, Range 11 East of the Willamette Meridian in the County of Klamath, State of Oregon.

Map: R-3511-00000-04200-000

Map: R-3511-00000-04300-000

The true and actual consideration for this transfer is zero dollars (\$.00)

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.

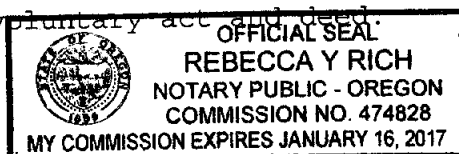
DATED this 15 day of December 2014.

Carroll Anne Helm

Carroll Anne Helm

STATE OF OREGON)
) ss.
County of Clackamas)

Personally appeared before me this 15th day of December 2014, Carroll Anne Helm, and acknowledged the foregoing instrument to be her voluntary act and deed.



Rebecca Y Rich
Notary Public for Oregon

My Commission expires: 16th January 2017