

2014-013167

Klamath County, Oregon



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12/22/2014 03:43:57 PM

Fee: \$42.00

RETURN TO:
Brandsness, Brandsness & Rudd PC
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Charlies Land, LLC
c/o Charles D. Bury
7677 Lower Lake Road
Klamath Falls, OR 97601

GRANTOR:

Rocking P-B, LLC
7677 Lower Lake Road
Klamath Falls, OR 97601

GRANTEE:

Charlies Land, LLC
7677 Lower Lake Road
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Rocking P-B, LLC, an Oregon Limited Liability Company, Grantor, conveys to Charlies Land, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1 of Land Partition 45-06, being situated in the S½ of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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

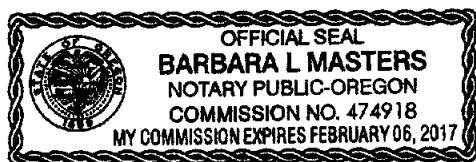
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2 day of December 2014.

Charles D Bury
Rocking P-B, LLC
By: Charles D. Bury
Its: Authorized Member

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Charles D. Bury, who being duly sworn, stated he is an authorized member of Rocking P-B, LLC and that said instrument was signed on behalf of said limited liability company by authority of its members; and he acknowledged said instrument was its voluntary act and deed. Before me:



[Signature]
Notary Public for Oregon
My Commission expires: 2-6-17