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NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2015-000927

Klamath County, Oregon



00164591201500009270020023

02/03/2015 08:48:23 AM

Fee: \$47.00

 SPACE RESERVED
 FOR
 RECORDER'S USE

Wonderland, LLC

PO Box 706

Grants Pass, OR 97528

Grantor's Name and Address

Randall L. Hecker & Laurie K. Hecker

995 Summer Lane

Grants Pass, OR 97526

Grantee's Name and Address

After recording, return to (Name and Address):

Randall L. Hecker & Laurie K. Hecker

995 Summer Lane

Grants Pass, OR 97526

Until requested otherwise, send all tax statements to (Name and Address):

Randall L. Hecker & Laurie K. Hecker

995 Summer Lane

Grants Pass, OR 97526

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Wonderland, LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Randall L. Hecker & Laurie K. Hecker, husband & wife or survivor, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

See Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None.^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.^① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on JAN 29th 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Anthony L. Costantino, member
Janice S. Hecker, member
 Janice S. Hecker

STATE OF OREGON, County of Josephine ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on January 29 2015,by Anthony L. Costantino & Janice S. Heckeras Managersof Wonderland, LLC

Notary Public for Oregon

My commission expires 8/22/2016

EXHIBIT 'A'

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3, which said point is also the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence, West along the one-sixteenth line lying between the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 a distance of 350 feet, more or less, to an iron pin set on concrete which is a corner of the tract of land conveyed to C. T. Darley by Deed recorded in Volume 342 page 209 of Klamath County Oregon Deed Records, and which is also the Northeast corner of the tract of land conveyed to John L. Gross et ux., by Deed recorded in Volume M66 page 10168 of Klamath County, Oregon Deed Records, and which said point is the true point of beginning of this description; thence, continuing West along said one-sixteenth line a distance of 75 feet, more or less, to the Northwest corner of said Gross Tract; thence, North 2°17' East a distance of 159 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence, Easterly on the center line of said County Road to a point which is located North 2°17' East a distance of 148 feet, more or less, from the true point of beginning of this description; thence, South 2°17' West a distance of 148 feet, more or less, to the true point of beginning of this description.
