

2015-001890

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Lucky Duck Farm, LLC c/o Sarah E. Whitis 14130 Matney Road Klamath Falls, OR 97603
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03/03/2015 03:21:47 PM

Fee: \$47.00

Grantor:

Sarah E. Whitis
14130 Matney Road
Klamath Falls, OR 97603

Grantee:

Lucky Duck Farm, LLC
14130 Matney Road
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Sarah E. Whitis, Grantor, conveys to Lucky Duck Farm, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is zero dollars (\$0.00).

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, AND 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 2nd ^{March} day of ~~February~~ 2015.

Sarah E. Whitis
Sarah E. Whitis

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 2nd day of MARCH, 2015, the above-named Sarah E. Whitis and acknowledged the foregoing instrument to be her voluntary act and deed.

Karen A Baker

Notary Public for Oregon
My Commission expires: 9-20-2017

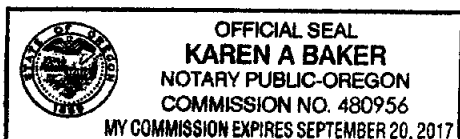


EXHIBIT "A"
LEGAL DESCRIPTON

Parcel 2 of Minor Land Partition 7-90 located in SE $\frac{1}{4}$ of Section 12, Township 40 South, Range 9 East, Willamette Meridian and in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 40 South, Range 10 East, Willamette Meridian, as filed in the office of the Klamath County Clerk, also described as: The Southeast quarter of the Southeast quarter of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING AND RESERVING an easement to provide ingress and egress for operation, maintenance, use and access to existing pump site and pipeline described as follows:

Beginning at the pump systems located in the SE $\frac{1}{4}$ of Section 12, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as Parcel 2 in the MLP 7-90. Thence proceeding in a Northerly direction along the West line of Parcel 2 along existing pipeline approximately 20 feet to a point on the North of the South line of Parcel 1 of MLP 7-90 and the ending point of said easement.