

BB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Dan H. Renne

32490 Mark Point Rd
Chiloquin, OR 97624

Grantor's Name and Address*

J & C Farms, LLC

Po Box 359

Chiloquin, OR 97624

Grantee's Name and Address*

After recording, return to (Name and Address):

J & C Farms, LLC

Po Box 359

Chiloquin, OR 97624

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

same as above

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

2015-003029

Klamath County, Oregon

04/03/2015 11:32:09 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that DAN H. RENNE

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto J & C Farms, LLC

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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" attached hereto and made a part hereof for complete legal description.

* Termination of Lease of
Bargain & Sale Deed
recorded 12/31/13 #2013-014193

(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 \$*_____. 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. ② (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 April 3, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dan H. Renne

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on April 3, 2015,
by Dan H. Renne

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Notary Public for Oregon

My commission expires March 16, 2018

EXHIBIT "A"

A tract of land situated in the SE¼ of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Parcel 1 of Land Partition 10-11 and Parcel 2 of Land Partition 61-07, both as adjusted by Property Line Adjustment 3-12, and more particularly described as follows:

Beginning at a point on the south line of said Parcel 2, said point being on the westerly right of way line Modoc Point Road and marked by a 5/8" iron rod; thence along said right of way line North 56°56'37" West 103.78 feet; thence 334.83 feet on the arc of a 572.96 foot radius curve to the right through a delta angle of 31°49'00", the long chord of which bears North 41°02'07" West 330.54 feet; thence North 25°07'37" West 65.14 feet to a 5/8" iron rod; thence leaving said right of way line South 64°44'13" West 515.61 feet to a 5/8" iron rod; thence North 24°56'14" West 911.19 feet to a 5/8" iron rod; thence South 63°36'56" West 248.22 feet to a 5/8" iron rod on the westerly line of said Parcel 1; thence along said westerly line South 24°56'29" East 947.99 feet to the south line of said Parcel 1; thence along said south line and the south line of said Parcel 2 North 89°56'02" East 1059.81 feet to the point of beginning, containing 9.40 acres.