



00168462201500039940030034

04/28/2015 10:49:49 AM

Fee: \$52.00

After recording return to and  
until a change is requested  
all tax statements shall be sent  
to the following address:

Don G. Averill  
8510 Bewleys Street  
Bay City, OR 97107

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Netarts Bay Investments, an Oregon Corporation, conveys a one-half tenancy in common interest to Don G. Averill and the other one-half tenancy in common interest to Neil Shaw, both without the rights of survivorship, in and to the following described real property:

See Exhibit "A"

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00; this distribution is part of the product of the dissolution of Netarts Bay Investments, Inc.

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 Section 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

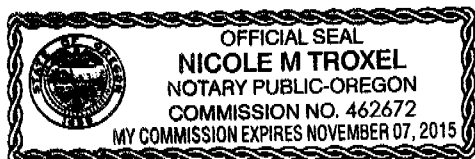
In Witness Whereof, the Grantor has executed this instrument this 24<sup>th</sup> day of April, 2015.

Netarts Bay Investments, Inc.

By: Don G. Averill  
Name: Don G. Averill  
Title: President

STATE OF OREGON                     )  
  )ss.  
County of Tillamook                 )

This instrument was acknowledged before me on this 24<sup>th</sup> day of April  
2015 by Don G. Averill, President of Netarts Bay Investments, Inc.



Nicole M Troxel  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-7-15

Unofficial Copy

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

That portion of the SW 1/4 NW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, (being a part of Government Lots 1 and 5) lying East of the New Dalles-California Highway, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin which marks the Southeast corner of the SW 1/4 NW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North along the 40 line a distance of 1320 feet to the Northeast corner of the SW 1/4 of the NW 1/4 of said Section 7; thence North 89°56' West along the 40 line a distance of 709.8 feet to a point on the Easterly right of way line of the New Dalles-California Highway; thence South 11°36' West along the Easterly right of way line of the New Dalles-California Highway to an iron pin which marks its intersection with the East-West quarter line of said Section 7; thence South 89°49' East along the East-West quarter line a distance of 438.6 feet more or less, to the point of beginning.