

After recording return to:

John and Barbara Fugatt
PO Box 52
Sprague River, OR 97639

Until a change is requested all tax statements shall be sent to the following address:

John and Barbara Fugatt
PO Box 52
Sprague River, OR 97639

2015-004335

Klamath County, Oregon



00168882201500043350010017

05/06/2015 10:54:04 AM

Fee: \$42.00

True-line
Returned to County

**STATUTORY
BARGAIN AND SALE DEED**

BONANZA CONSERVATION, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor, conveys to

JOHN FUGATT AND BARBARA FUGATT, AS TENANTS BY THE ENTIRETY, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:


A TRACT OF LAND SITUATED IN THE NE1/4 OF SECTION 8, T36S, R10EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E1/16 CORNER COMMON TO SECTIONS 5 AND 8; THENCE S88°40'59"E, ALONG THE NORTH LINE OF SAID SECTION 8, 507.19 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 44.41 FEET; THENCE WEST 86.42 FEET; THENCE S00°35'15"W 178.42 FEET; THENCE S01°58'01"E 451.52 FEET TO A POINT ON THE NORTHERLY LINE OF SKEEN RANCH ROAD; THENCE, ALONG THE SAID NORTHERLY LINE THE FOLLOWING COURSES, ON THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS S46°47'35"W 217.51 FEET AND CENTRAL ANGLE EQUALS 24°43'59") 93.89 FEET, N67°56'24"W 19.33 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 320.00 FEET AND CENTRAL ANGLE EQUALS 30°34'41") 170.78 FEET, N37°21'43"W 59.21 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 430.00 FEET AND CENTRAL ANGLE EQUALS 16°59'06") 127.47 FEET, N54°20'49"W 291.91 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 280.00 FEET AND CENTRAL ANGLE EQUALS 41°52'14") 204.62 FEET, S83°46'57"W 138.72 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 220.00 FEET AND CENTRAL ANGLE EQUALS 31°25'49") 120.68 FEET, N64°47'13"W 39.62 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 780.00 FEET AND CENTRAL ANGLE EQUALS 17°50'35") 242.91 FEET, N82°37'49"W 102.19 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 370.00 FEET AND CENTRAL ANGLE EQUALS 20°09'17") 130.15 FEET, N62°28'32"W 41.87 FEET AND ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 380.00 FEET AND CENTRAL ANGLE EQUALS 15°51'44") 105.20 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 8; THENCE S88°39'37"E 1237.04 FEET TO THE POINT OF BEGINNING, CONTAINING 9.27 ACRES, MORE OR LESS WITH BEARINGS BASED ON RECORD OF SURVEY NUMBER 3533 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY, SURVEYOR.

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.

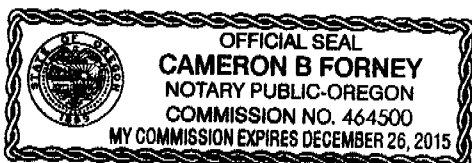
The true consideration for this conveyance is \$32,500.00. (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO PROPERTY LINE ADJUSTMENT 3-15

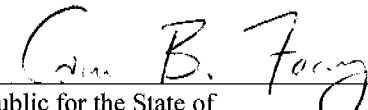
Dated this 5th day of May, 2015.


AGOSTINO GAUDE

STATE OF Oregon }
County of Klamath ss

This instrument was acknowledged before me on May 5th, 2015
by AGOSTINO GAUDE as OPERATING MANAGER of BONANZA CONSERVATION, LLC, AN OREGON LIMITED LIABILITY COMPANY




Notary Public for the State of Oregon
My commission expires: 12/26/2015