

2015-006067

Klamath County, Oregon



06/11/2015 09:15:33 AM

Fee: \$52.00

BARGAIN AND SALE DEED

STATE OF OREGON, by and through its **DEPARTMENT OF TRANSPORTATION** Grantor, for the true and actual consideration of \$ 20,000, does convey unto the **PARADISE HILL DEVELOPMENT LLC**, an **Oregon limited liability company**, Grantee, fee title to the property described on **Exhibit "A" dated 3/31/2015**, attached hereto and by this reference made a part hereof.

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

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.

TAX STATEMENTS SHALL BE SENT TO:
PARADISE HILL DEVELOPMENT LLC
P.O. BOX 223
KLAMATH FALLS, OR 97601

AFTER RECORDING RETURN TO:
OREGON DEPARTMENT OF TRANSPORTATION
PROPERTY MANAGEMENT / ACCESS RESEARCH
4040 FAIRVIEW INDUSTRIAL DRIVE SE, MS#2
SALEM OR 97302-1142

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

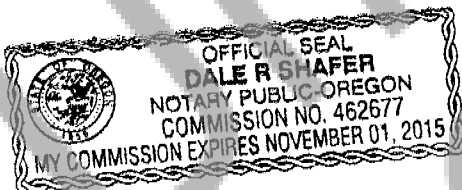
Dated this 2nd day of June, 2015.

STATE OF OREGON, by and through its
DEPARTMENT OF TRANSPORTATION

By Joseph A. Gray
Joseph A. Gray, State Right of Way Manager

STATE OF OREGON, County of Marion

Dated June 2, 2015 Personally appeared Joseph A. Gray, who being sworn, stated that he is the State Right of Way Manager for the State of Oregon, Department of Transportation, and that this document was voluntarily signed on behalf of the State of Oregon by authority delegated to him. Before me:



Dale R. Shafer
Notary Public for Oregon
My Commission expires 11/01/2015

To Be Sold

A parcel of land located in the NE $\frac{1}{4}$ of Section 16, Township 38 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Bargain and Sale Deed to the State of Oregon, acting by and through its Department of Transportation, recorded July 31, 2014 in Book 2014, Page 7990 of Klamath County Record of Deeds; the said parcel being the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 16.

This parcel of land contains 40 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITAL SIGNATURE

OREGON
NOVEMBER 10, 2010
TIMOTHY JOHN HUTCHISON
72563

EXPIRES 6/30/15