

2015-012664

Klamath County, Oregon



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11/19/2015 03:42:43 PM

Fee: \$47.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Sukraw Properties, LLC
1881 Lower Klamath Lake Rd
Klamath Falls, OR 97603

GRANTOR:

Lee R. Sukraw
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

GRANTEE:

Sukraw Properties, LLC
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Lee R. Sukraw, Grantor, conveys to Sukraw Properties, 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 (\$.00).

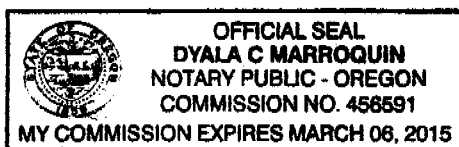
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 23 day of April 2015.

Lee R. Sukraw

STATE OF OREGON)
) ss.
County of Klamath)

PERSONALLY appeared this 23 day of April 2015, Lee R. Sukraw and acknowledged this instrument to be his true act and deed. Before me:



Notary Public for Oregon
My Commission expires: MAR 06, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A Tract of land situated in Government Lot 3 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said Government Lot 3; thence North along the East line of Government Lot 3 to the Northeast corner thereof; thence West along the North line of Government Lot 3, 998 feet, more or less, to an existing fence on the right bank of an irrigation ditch as now constructed; thence Southeasterly following said fence and ditch to a point on the South line of Government Lot 3, said point being 147 feet West of the point of beginning; thence East along the South line of Government Lot 3 to the point of beginning, EXCEPTING THEREFROM that portion lying within Lower Lake Road.

Parcel 2:

All that portion of the SW 1/4 NW 1/4 of Section 27 Township 39 South, Range 9 East of the Willamette Meridian, which lies Southwesterly of the First Unit Main ditch which crosses said SW 1/4 NW 1/4. And all that portion of the SE 1/4 NE 1/4 of Section 28 Township 39 South, Range 9 East of the Willamette Meridian lying Easterly of the East line of Lost River Diversion Channel, said East line being also the East line of premises described in Order Fixing Value and Final Judgment in Condemnation entered in case of the United States of America VS. J.F. Newman, et.al, Civil No. 4716, in the District Court of the United States for the District of Oregon, which order was recorded July 13, 1950 in Book 240, page 174, Deed Records of Klamath County, Oregon and Westerly of a strip of land 105 feet in width heretofore deeded to the United States of America for drainage purposes.