

TM:WML
Returned at Counter

After recording return to:

L.R. Mitnacht Enterprises, Inc.
2618 Westgate Drive
KLAMATH FALLS, OR 97603

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

L.R. Mitnacht Enterprises, Inc.
2618 Westgate Drive
KLAMATH FALLS, OR 97603

2016-000330

Klamath County, Oregon



00180859201600003300010015

01/13/2016 11:06:20 AM

Fee: \$42.00

**STATUTORY
BARGAIN AND SALE DEED**

Larry R. Mitnacht, Grantor, conveys to, L.R. Mitnacht Enterprises, Inc., Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A tract of land situated in the SE1/4 of Section 13, T39S, R9EWM, in the County of Klamath, State of Oregon, more particularly described as follows:

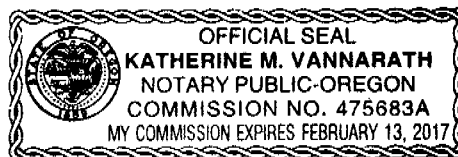
Beginning at a 5/8" iron pin situated on the North right of way line of the County Road known as Airway Avenue, said point being North 30.00 feet and East 1420.40 feet from the South quarter corner of said Section 13; thence North 210.00 feet to a 5/8" iron pin; thence West parallel with the North right of way line of said County Road, a distance of 290.40 feet to a 5/8" iron pin, said point located on the East line of a parcel of land described in a contract of sale from Burrell W. Short et ux., to Alton A. Short, et ux., dated March 9, 1948; thence North 00 degrees 57' 30" East along said East line a distance of 2578.05 feet (2680.0 feet by Deed record) to the Southwesterly right of way line of the U.S.B.R. Main Canal; thence South 36 degrees 29' 13" East (South 37 degrees 03' East by U.S.B.R. records) along the Southwesterly right of way of said canal, a distance of 631.95 feet; thence South 01 degree 07' 45" West a distance of 2380.05 feet to a 5/8" iron pin on the North right of way line of said County Road, said point being 30.00 feet North of the South line of the SE1/4 of said Section 13; thence West, along the North right of way line of said County Road, a distance of 84.43 feet to the point of beginning.

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 \$0. (Here comply with the requirements of ORS 93.030)

Dated this 11 day of January, 2016.

LARRY R. MITTNACHT



STATE OF OREGON }
County of Klamath } ss

This instrument was acknowledged before me on this 11 day of January, 2016
by Larry R. Mitnacht

Notary Public for the State of Oregon
My commission expires: February 13, 2017