


Grantor's Name and Address Michael Scott Perry, Trustee of the Michael Scott Perry Trust dated November 24, 1998 11156 Ferguson Springs Street Las Vegas, NV 89179		2016-003085 Klamath County, Oregon 03/23/2016 02:12:47 PM Fee: \$42.00
Grantee's Name and Address Modoc Point Properties, LLC 24800 Modoc Point Road Chiloquin, OR 97624		
After Recording Return to: Bradford J. Aspell ASPELL, HENDERSON & ASSOCIATES 122 South Fifth Street Klamath Falls, OR 97601		
Until requested otherwise, send all tax statements to: Modoc Point Properties, LLC 24800 Modoc Point Road Chiloquin, OR 97624		

BARGAIN AND SALE DEED


I, Michael Scott Perry, Trustee of the Michael Scott Perry Trust dated November 24, 1998, do hereby grant, bargain and convey an undivided one-half interest to Modoc Point Properties, LLC, the following described real property situate in Klamath County, Oregon, to wit:

**Lot 42, Modoc Point, as recorded in the official plat thereof on file in the office of the Clerk,
County of Klamath, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

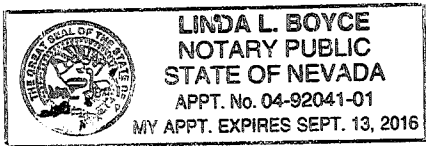
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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. ORS 93.040 (2013 Supplement)


DATED this 23rd day of February, 2016.


Michael Scott Perry, Trustee of the
Michael Scott Perry Trust dated November 24, 1998

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

ACKNOWLEDGED BEFORE ME this 23rd day of February, 2016, by Michael Scott Perry, Trustee of the Michael Scott Perry Trust dated November 24, 1998.




NOTARY PUBLIC
My Commission Expires: 9/13/2016