2016-003942
Klamath County, Oregon

00185245201600039420010016

04/19/2016 01:41:38 PM Fee: $42.00

Returned at Counter

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Sprague River Properties, LLC
21910 Sprague River Road
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Jean H. Richardson, as Trustee of the Survivor's Trust u/t/o Richardson Family Trust dated July 29, 1992, Grantor, conveys to Sprague River Properties, LLC, an Oregon limited liability company, as Grantee, all the Trustee's interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

(Also known as "Butte" property) : Government Lot 1 and the SE ¼ of the NE ¼ of Section 4, Township 36 South, Range 10 East of the Willamette Meridian in the County of Klamath, State of Oregon; excepting therefrom that portion lying within the boundaries of the Sprague River Highway.

The true and actual consideration for this transfer is $0.00.

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 5th day of April, 2016.

Jean H. Richardson

Jean H. Richardson, Trustee of the Survivor's Trust
u/t/o Richardson Family Trust dated July 29, 1992
(Grantor)

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
) ss.
County of Contra Costa)

On this 5th day of April, 2016, before me, Cheryl A. Warren, Notary Public, personally appeared Jean H. Richardson, Trustee of the Survivor's Trust u/t/o Richardson Family Trust dated July 29, 1992, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that, by her signature on the instrument, is the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

CHERYL A. WARREN
Commission # 2071743
Notary Public - California
Contra Costa County
My Comm. Expires Jul 15, 2018

Cheryl A Warren

Notary Public for California
My Commission expires: July 15, 2018