



2016-004263
Klamath County, Oregon
04/27/2016 11:56:05 AM
Fee: \$67.00

THIS SPACE RESERVED FOR RECORDER'S USE

Modoc Point Properties LLC, an Oregon limited liability
company

24523 Modoc Point Road
Chiloquin, OR 97624

Grantor's Name and Address

William Shannon Hamilton

24523 Modoc Point Road
Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

William Shannon Hamilton
24523 Modoc Point Road
Chiloquin, OR 97624

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

William Shannon Hamilton
24523 Modoc Point Road
Chiloquin, OR 97624

File No. 89530AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Modoc Point Properties LLC, an Oregon limited liability company,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto

William Shannon Hamilton

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the
County of **Klamath**, State of Oregon, described as follows, to wit:

That portion of the SW ¼ of the SE ¼ of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the
County of Klamath, State of Oregon, lying East of the Easterly right of way of the Southern Pacific Railroad. Less that
portion lying within the right of way of the Dalles – California Highway.

The true and actual consideration paid for this transfer, stated in terms of dollars, is no monetary value. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

In Witness Whereof, the grantor has executed this instrument this 22 day of April, 2016, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Modoc Point Properties LLC, an Oregon limited liability company

By: [Signature]
W. Shannon Hamilton Member

State of Oregon } ss
County of Klamath }

On this 22 day of April, 2016, before me,
Cherice F. Treasure a Notary Public in and for said state, personally appeared W. Shannon Hamilton, Member of Modoc Point Properties, LLC, an Oregon limited liability company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure

Notary Public for the State of Oregon

Residing at: Klamath Falls, Oregon

Commission Expires: 6/17/2016

