



00186863201600053220020025

05/20/2016 09:41:36 AM

Fee: \$47.00

After recording return to:

William W. Bromley
Bromley Newton LLP
711 Country Club Road, Suite 200
Eugene, OR 97401

Send tax statements to:

Sureline Property Holdings, LLC
4209 West 5th Avenue
Eugene, OR 97402

BARGAIN AND SALE DEED

Sureline Holding, Inc., an Oregon corporation, Grantor, conveys to Sureline Property Holdings, LLC, an Oregon limited liability company, Grantee, the following described real property, located in Klamath County, Oregon:

A portion of the NE 1/4 of the NE 1/4 of Section 36, Township 24 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said NE 1/4 NE 1/4 which is West a distance of 210.0 feet from the Northeast corner of said Section 36, said point also being the Northwest corner of parcel conveyed to Alvie E. Bishop and Mildred Leatha Bishop, husband and wife, by deed recorded in Volume 350, Page 346, records of Klamath County, Oregon; thence South 0° 39' West along the West line of said Bishop parcel a distance of 541.94 feet to the Northwesterly right-of-way line of the Klamath-Northern Railroad; thence South 39° 37' West along said right-of-way line, a distance of 175.0 feet to the South line of a roadway; thence North 89° 50' 17" West, parallel to the North line of said Section 36 a distance of 442.0 feet to a point; thence North 39° 37' East, parallel to said railroad right-of-way, a distance of 875.0 feet, more or less, 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.

Subject to encumbrances of record as of the date hereof.

The true consideration for this conveyance is to change vesting.

<signature on following page>

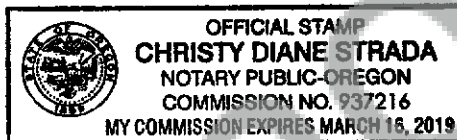
DATED: May 16th, 2016.

Sureline Holding, Inc.

By: [Signature]
Robert James Heckathorn, President

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on May 16, 2016, by Robert James Heckathorn, President of Sureline Holding, Inc.



Christy Diane Strada
Notary Public for Oregon
My commission expires: 3/16/2019