

2016-005752

Klamath County, Oregon



00187393201600057520040044

06/02/2016 12:51:45 PM

Fee: \$57.00

Returned at Counter

After recording return to:

Blue Sky Investment LLC
314 S. 7th St., PMB 124
Klamath Falls, OR
97601

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

314 S. 7th St., PMB 124
Klamath Falls, OR
97601

BARGAIN AND SALE DEED

Gregory T. Felder, Grantor, conveys and warrants to Blue Sky Investment LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Legal Description in the County of Klamath, State of Oregon, described as follows:

See attached legal descriptions:


Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is GIFT (here comply with requirements of ORS 93.030)

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 1 day of June 2016.



Gregory T. Felder

STATE OF Oregon)SS
COUNTY OF Klamath)

On June 1, 2014, before me, Twila Pellegrino, Notary
Public, personally appeared Gregory T. Felder

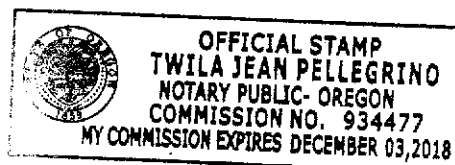
, who proved to me on the basis of satisfactory evidence to
be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Twila Jean Pellegrino



My Commission Expires: 12-3-2018

This area for official notarial seal

LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the corner common to Sections 19, 20, 29 and 30 of said Township and Range bears South 830 feet and East 1330 feet; thence North, parallel to the East line of said SE1/4 SE1/4, 251.00 feet; thence East 363.00 feet; thence South, parallel to said East line 251.00 feet; thence West 363.00 feet to the point of beginning.

2691 Alma Alley St., Klamath Falls, OR 97601