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10/07/2016 09:22:29 AM

Fee: \$52.00

After Recording Return To:

David E. Petersen  
Merrill O'Sullivan, LLP  
805 SW Industrial Way, Suite 5  
Bend, Oregon 97702

Until a change is requested, send tax statements to:

Henzel Brothers, LLC, an Oregon limited liability company  
10020 Washburn Way  
Klamath Falls, Oregon 97603

**STATUTORY BARGAIN AND SALE DEED**

HENZEL BROS., an Oregon general partnership, Grantor, conveys to Henzel Brothers, LLC, an Oregon limited liability company, Grantee, the following-described real property:

- Parcel 1 of Land Partition 69-91 situated in Government Lots 1, 2, and 3, the NE1/4SW1/4, SE1/4SW1/4, SW1/4SE1/4, and the SE1/4NW1/4 of Section 2, Township 41 South, Range 10 E.W.M. and filed for record May 12, 1992, records of Klamath County.  
SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage
- See Exhibit A.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed.

The consideration for this transfer is other value given or promised.

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

MERRILL O'SULLIVAN, LLP

ATTORNEYS AT LAW  
805 SW INDUSTRIAL WAY, SUITE 5  
BEND, OR 97702

Deed

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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.

By execution of this instrument, Grantor certifies that it is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

HENZEL BROS.,  
an Oregon general partnership,

By: Samuel A. Henzel  
SAMUEL A. HENZEL,  
General Partner

Dated: 8 Sept 2016

By: Thurston K. Henzel  
THURSTON K. HENZEL,  
General Partner

Dated: 9-9-2016

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath       )



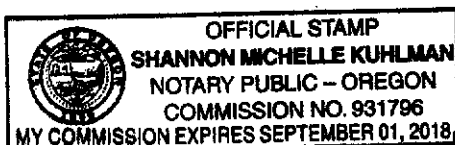
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 2016, by SAMUEL A. HENZEL, General Partner.

M Monteith  
Notary Public for Oregon

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath       )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of SEPTEMBER, 2016, by THURSTON K. HENZEL, General Partner.

M Kuhlman  
Notary Public for Oregon



MERRILL O'SULLIVAN, LLP  
ATTORNEYS AT LAW  
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**Exhibit "A"**

Beginning at an iron pin on the North right-of-way line of the County road which lies West along the section line a distance of 1,078.1 feet and North 0°10' West a distance of 30 feet from the iron monument which marks the Southeast corner of the SW $\frac{1}{4}$  of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence: North 0°10' West a distance of 285.85 feet to an iron pin which lies on the center line of a private irrigation ditch; thence North 63°32' West along the center line of the private irrigation ditch a distance of 231.7 feet to an iron pin; thence continuing North 59°17' West along the center line of the private irrigation ditch a distance of 106.8 feet to an iron pin; thence South 0°10' East parallel to the easterly line a distance of 448.88 feet to an iron pin on the northerly right-of-way line of the County road 30 feet northerly at right angles from its center; thence East along the northerly right-of-way line of the County road a distance of 298.86 feet, more or less, in the SW $\frac{1}{4}$  and the SE $\frac{1}{4}$  of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PARCELS:

Beginning at a 1/4-inch iron pin which is 30.0 feet North and 1,198.86 feet West and parallel to East-West Section line and on northerly right-of-way of County road from an encased monument which marks the Southeast corner of the SW $\frac{1}{4}$  of Section 2; thence North 0°10' West 75.0 feet to an 1/4-inch iron pin; thence West and parallel to northerly right-of-way of County road 175.0 feet to iron pin; thence South 0°10' East 75.0 feet to a 3/4-inch pipe (found); thence East 175.0 feet along northerly right-of-way of County road to point of beginning.

**ALSO EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:**

The following described real property lying in the SW $\frac{1}{4}$  of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; being a portion of that real property described in Deed Volume N73, Page 28233 of the official records of said county; more particularly described as follows:

Beginning at a 5/8-inch iron pin on the West line of that property described in said Deed, which is 107.00 feet North and 1,373.88 feet West parallel to the East-West Section line and northerly right-of-way of County road (Palmy Road) from an encased monument which marks the Southeast corner of said SW $\frac{1}{4}$  of Section 2; thence East parallel to said northerly right-of-way, 175 feet to a 5/8-inch iron pin; thence South 0°9'44" East parallel to said West line thereof, 112.00 feet to the Northeast corner of that property described in Deed N71, Page 11233, of the official records of said county; thence West along the North line thereof 175.0 feet to the northwest corner thereof; thence North 0°9'44" West along the West line of that property described in said Deed, 112.0 feet to the point of beginning.