

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY

AmeriTitle
MTC 139310 AM

2016-010983

Klamath County, Oregon

10/14/2016 03:57:01 PM

Fee: \$52.00

Lower Lake Limited Partnership
4000 Lower Klamath Lake Road
Klamath Falls, OR 97603

Grantor's Name and Address

Lower Lake, LLC
4000 Lower Klamath Lake Road
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Lower Lake, LLC
4000 Lower Klamath Lake Road
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Lower Lake, LLC an Oregon Limited Liability Company
which acquired title as Lower Lake Limited Partnership

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lower Lake, LLC, an Oregon Limited Liability Company

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 Klamath County, State of Oregon, described as follows (*legal description of property*):

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE PART OF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Name Change. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 10-12-2016; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Lower Lake, LLC by:

Tracey Uskey
Bob D. Uskey

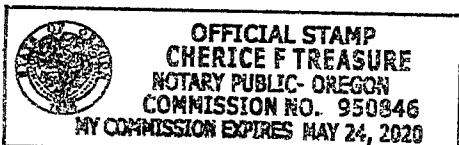
Member

Member

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____,

by _____,

by Tracey Uskey This instrument was acknowledged before me on October 12, 2016,as memberof Lower Lake, LLC an Oregon limited liability company

Notary Public for Oregon

My commission expires 5/24/2020

EXHIBIT "A"
Legal Description

Parcel 1:

A piece of parcel of land situate in the Easterly half of Section 33, Township 40 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the Bureau of Land Management brass cap marking the quarter section corner on the Southerly boundary of said Section 33; thence North 0° 04' West 5256.6 feet to the quarter section corner on the Northerly boundary of said Section 33; thence North 89° 58' East along the Northerly boundary of said Section 33 for a distance of 1595.8 feet to a point in line with the center-line of a drain; thence South 0° 01' West along the center-line of said drain as the same is now located and constructed for a distance of 5252.2 feet to a point on the Southerly boundary of said Section 33; thence South 89° 48 1/2' West along the Southerly boundary of said Section 33 for a distance of 1588.4 feet more or less to the point of beginning.

R-4009-00000-05800-000

R-4009-00000-05900-000

Parcel 2:

The West half of the Southwest quarter and the Southeast quarter of the Southwest quarter of Section 5; and

The North half of the Northwest quarter of Section 8;

All in Township 41 S. R. 9 E.W.M., Klamath County, Oregon.

R-4109-00000-00500-000

Parcel 3:

The Southeast quarter of Section 6, Twp. 41 S. R. 9 E. W. M., Klamath County, Oregon.

R-4109-00000-00600-000

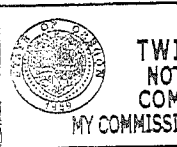
Parcel 4:

A parcel or piece of Lots 1, 2, 6, 7 and 8 of Section 2, TWP 41 S., R. 9 E.W.M., containing 33.5 acres, more or less, and more particularly described as follows:

Beginning at the intersection of the township line marking the Northerly boundary of said Sec. 2, with the Southwesterly boundary of the right of ways of Lower Lake County Road as the same is now located and constructed, said point of intersection being 241.9 feet, more or less, Westerly from the quarter section corner on the Northerly boundary of said Sec. 2, and running thence Westerly along the said township line 1,103.5 feet, more or less, to its intersection with line parallel with and 50.0 feet distant at right angles Northeasterly from the center line of the Klamath Drainage District Irrigation Canal as the same is now located and constructed; thence following said parallel line S. 47° 07' E. 1,487.0 feet; thence S. 49° 51' E. 366.8 feet; S. 54° 52' E. 120.5 feet; S. 58° 31' E. 451.3 feet; thence leaving said parallel line N. 51° 38' E. 591.2 feet, more or less, to a point in the said Southwesterly boundary of the right of way of Lower Lake County Road; thence Northwesterly along the said right of way boundary 1,170 feet, more or less, to the point of beginning.

Subject to contract and/or lien for irrigation and/or drainage easements, reservations and rights-of-way-of-record and apparent of the land.

R-4109-00200-00300-000



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon }
County of Klamath } ss.

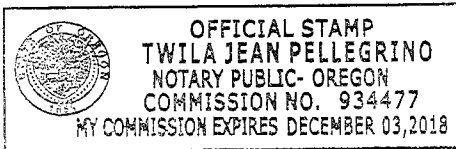
On this the 12th day of October, 2016, before
me, Twila Pellegrino, the undersigned Notary
Public, personally appeared Rocky D. Liskey,
Name of Notary Public Name(s) of Signer(s)

☐ personally known to me – OR –

☒ 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 for the purposes therein
stated.

WITNESS my hand and official seal.



OFFICIAL STAMP
TWILA JEAN PELLEGRINO
NOTARY PUBLIC- OREGON
COMMISSION NO. 934477
MY COMMISSION EXPIRES DECEMBER 03, 2018

Place Notary Seal and/or Any Stamp Above

Twila Jean Pellegrino
Signature of Notary Public

Twila Pellegrino
Other Required Information (Printed Name of Notary, Residence, etc.)

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: BSD

Document Date: 10-12-2016 Number of Pages: 3 total

Signer(s) Other Than Named Above: _____

Right Thumbprint
of Signer
Top of thumb here