

Bridgitte Griffin
Returned at Counter

2017-005357

Klamath County, Oregon



05/16/2017 10:37:18 AM

Fee: \$47.00

Information Required by Statute:

Type of Instrument: **BARGAIN AND SALE DEED** (Statutory Form)

Grantor: Hickey Ranches, Inc., an Oregon corporation

Grantee: Denis P. Hickey and Jessee D. Hickey LLC

True and Actual Consideration: Consists of other value given

Until a change is requested After recording return to:

all tax statements should be sent to:

Denis P. Hickey

PO Box 1022

Merrill, Oregon 97633

Charles McNair, Esq.

210 Laurel St.

Medford, Oregon 97501

OREGON BARGAIN AND SALE DEED
(ORS 93.860)

Hickey Ranches, Inc., GRANTOR, conveys to Denis P. Hickey and Jessee D. Hickey LLC, an Oregon limited liability company, GRANTEE, that certain parcel of real property located in Klamath County, State of Oregon of 77.73 acres, more or less, described as:

N½ NW¼ of Section 13, Township 41 South, Range 10 East, Willamette Meridian.

SUBJECT TO: Easements and rights of way of record; and acreage and use limitations, statutes, regulations, liens and assessments for irrigation or drainage purposes.

TOGETHER WITH: all improvements, easements, rights of way, and appurtenances; all water and irrigation rights and diversion points; all other rights and royalties and all mineral, gas and oil, and geothermal rights together with all rights to profits, rents, and royalties in any manner related to or arising from the Property.

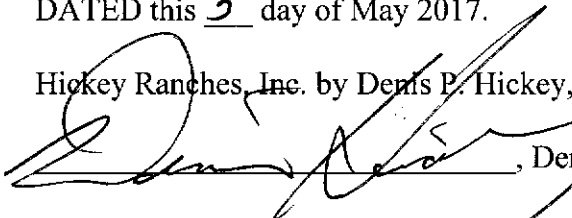
The true and actual consideration for this conveyance consists of other value given,

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 5 day of May 2017.

Hickey Ranches, Inc. by Denis P. Hickey, its President:

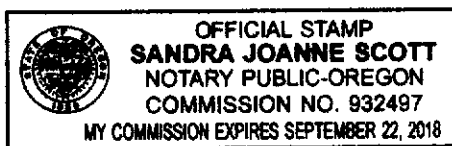
 Denis P. Hickey, President, as Grantor.

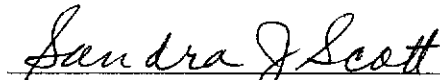
STATE OF OREGON)

County of Jackson)

ss.

On this 5 day of May 2017 personally appeared before me Denis P. Hickey as the President of Hickey Ranches, Inc., an Oregon corporation, and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My commission expires: 9-22-2018