

Returned at Counter

2018-011627
Klamath County, Oregon



09/24/2018 03:06:58 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Why Buy, L.L.C.
P. O. Box 812
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:

Denis Hickey
P. O. Box 1022
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Denis Hickey
P. O. Box 1022
Merrill, OR 97633

BARGAIN AND SALE DEED

WHY BUY, L.L.C., an Oregon Limited Liability Company, hereinafter referred to as grantor, conveys to **DENIS HICKEY**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 6 and 7 and the S½ of NW¼ of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM the following described tract:

Beginning at the corner common to Sections 2, 3, 10 and 11, Township 41 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon; thence East along the Section line, a distance of 753 feet; thence South 1345.5 feet, more or less, to the Northeasterly right of way line of the Southern Pacific Railroad; thence Northwesterly along the curve of said right of way line, the long chord of which bears North 32°24' West a distance of 1344.50 feet, more or less, to the end of said curve; thence North 20°18' West along said right of way line, a distance of 94 feet, more or less, to the West line of said Section 11; thence North along said section line, a distance of 122 feet, more or less, to the point of beginning; being a portion of Lot 7, and of the SW¼NW¼ of Section 11, Township 41 South, Range 10 East of the Willamette Meridian.

Property ID No.: R101589
Map Tax Lot No.: R-4110-011B0-01100-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., dissolution of partnership.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 24th day of September, 2018; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

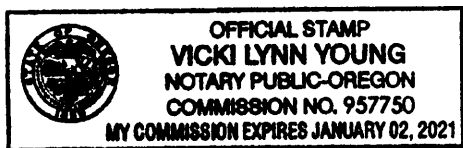
WHY BUY, L.L.C., an Oregon Limited Liability Company

By: Tim Parks member
Tim Parks, Member

By: Denis Hickey member
Denis Hickey, Member

STATE OF OREGON; County of Klamath) ss.

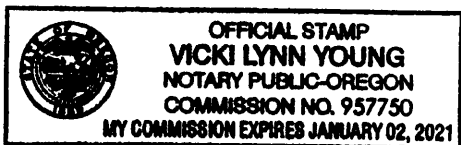
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 24th day of September, 2018, by Tim Parks, as member of Why Buy, L.L.C., an Oregon Limited Liability Company.



Vicki Lynn Young
NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 27th day of September, 2018, by Denis Hickey, as member of Why Buy, L.L.C., an Oregon Limited Liability Company.



Vicki Lynn Young
NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021