



Returned at Counter

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:
Timothy C. Parks and
Darla Duncan Parks
21390 Hill Road
Merrill, OR 97633

SEND TAX STATEMENTS TO:
Timothy D. Parks and
Darla Duncan Parks
21390 Hill Road
Merrill, OR 97633

BARGAIN AND SALE DEED

WHY BUY, L.L.C., an Oregon Limited Liability Company, hereinafter referred to as grantor, conveys to **TIMOTHY C. PARKS and DARLA DUNCAN PARKS, Husband and Wife, as Tenants by the Entirety**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. 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,

[REST OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURE PAGE TO FOLLOW]

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.

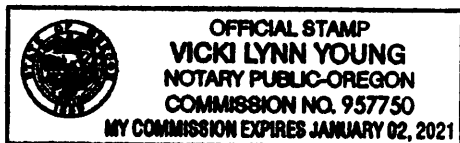
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 24th day of September,
2018, by Tim Parks, member of Why Buy, L.L.C., an Oregon Limited Liability Company.



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 24th day of September,
2018, by Denis Hickey, 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

EXHIBIT "A"

Attached to and made a part of a Bargain and Sale Deed wherein
Why Buy, L.L.C., an Oregon Limited Liability, is Grantor and
Timothy C. Parks and Darla Duncan Parks, Husband and Wife,
as Tenants by the entirety, dated the ____ day of September, 2018.

LEGAL DESCRIPTION

A parcel of land in SE $\frac{1}{4}$ of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at 1/2" rebar which is South 0°02' West 3460.7 feet and 30.5 feet West from the Northeast corner of Section 11; thence South 0°02' West 851.5 feet, more or less, along West right of way of County Road to a point thence West 1310.0 feet, more or less, to the West line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11; thence North 0°05' West 800.00 feet, more or less, along said West line of E $\frac{1}{2}$ SE $\frac{1}{4}$; thence North 87°55' East 1312.0 feet, to the point of beginning.

A parcel of land in SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point South 0°02' West 4312.2 feet and 30.5 feet West from the Northeast corner of Section 11; thence South 0°02' West 937.8 feet, more or less, to a point which is 30.0 feet North and 30.0 feet West of the Southeast corner of Section 11; thence West 1205.0 feet, more or less, to a point; thence North 386.0 feet, more or less, to a point; thence West 104.0 feet to West line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11; thence North 0°05' West 551.8 feet, more or less, along said West line; thence East 1310.0 feet, more or less, to the point of beginning.

Also including a parcel of land lying in Lots 4 and 6 and 10 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Southerly right of way line of the Modoc Northern Railroad (now Southern Pacific) which lies 323 feet North and 2295 feet East of the West one-fourth corner of said Section 12, and running thence South at right angles a distance of 1075 feet to an iron pin; thence East at right angles a distance of 362 feet to the West bank of Lost River; thence Northeasterly following the West bank of Lost River to its intersection with the Southerly right of way line of said railroad; thence West following said right of way line to the pint of beginning

Also, the SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, that portion of Lot 4 lying South of the South right of way line of the Modoc Northern Railroad (now Southern Pacific); Lots 10, 11 and the West 17.0 acres of Lot 12 in Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

EXCEPTING a parcel of land lying in Lots 4 and 6 and 10 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Southerly right of way line of the Modoc Northern Railroad (now Southern Pacific) which lies 323 feet North and 2295 feet East of the West one-fourth corner of said Section 12, and running thence South at right angles a distance of 1075 feet to an iron pin; thence East at right angles a distance of 362 feet to the West bank of Lost River; thence Northeasterly following the West bank of Lost River to its intersection with the Southerly right of way line of said railroad; thence West following said right of way line to the point of beginning.

All of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, except approximately one acre in the Southwest corner; more particularly described as follows:

Commencing at the Southwest corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 8; thence North on forty line 135 feet to a point; thence East 100 feet to a point; thence Southeasterly to a point on the South line of said forty which point is 396 feet East of the point of beginning, thence West on forty line 396 feet to the point of beginning.

NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8; NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9 all being in Township 41 South, Range 10 East of the Willamette Meridian.

The SW $\frac{1}{4}$ and the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 9, Township 41 South, Range 10 East of the Willamette Meridian, EXCEPT the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$

All of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 41 South, of Range 10 East of the Willamette Meridian.

All that portion of the SE $\frac{1}{4}$ of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, lying and being North of the North boundary line of the right of way of the Great Northern Railway Company, (which right of way is described in instrument of record in Deed Book 95 on page 499) and as said right of way is now located, established and extending over and across the said SE $\frac{1}{4}$ of said Section 6, from the East to the West Boundary lines thereof; Excepting rights of way heretofore conveyed the United States of America; ALSO EXCEPTING THEREFROM, any portion lying within the limits of the County Road along the East one half of said Section 6.

EXCEPT those portions conveyed to the United States by Deed: Recorded October 13, 1908 in Volume 25, page 134, recorded May 17, 1909, Volume 27, page 593 and recorded October 9, 1935 in Volume 105, page 261, Deed Records of Klamath County, Oregon.