

Returned at Counter

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:
Parks-Hickey Hay Sales, LLC
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

PARKS-HICKEY HAY SALES, LLC, 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:

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 \$0.0. 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,

[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.

PARKS-HICKEY HAY SALES, LLC., 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 29th day of September,
2018, by Tim Parks, as member of Parks-Hickey Hay Sales, LLC, 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 29th day of September,
2018, by Denis Hickey, as member of Parks-Hickey Hay Sales, LLC, 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 that certain Bargain and Sale Deed
wherein Parks-Hickey Hay Sales, LLC, is Grantor, and
Denis Hickey is Grantee,
dated September _____, 2018-09-17

LEGAL DESCRIPTION

The NE¼ of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Except Falvey Road;

ALSO EXCEPTING THEREFROM a tract of land situated in the NE¼ of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North one fourth corner of said Section 10, said point being monumented by a 1"x30" iron pin at the intersection of the County roads as established in 1906 and described in Commissioners Journal IV, Pages 197 and 225, Klamath County Records, thence South 89°18'00" East along the centerline of the County road marking the North line of said Section 10 as described in said road record, a distance of 299.24 feet to a 5/8"x30" iron pin; thence South 11°06'10" East a distance of 610.36 feet to a 5/8"x30" iron pin; thence South 09°30'40" East a distance of 594.00 feet to a 5/8"x30" iron pin in an existing fence line; thence South 22°57'50" East following said fence line a distance of 814.80 feet to a 5/8"x30" iron pin; thence following said fence line South 44°26'40" East to the East-West centerline of said Section 10; thence Westerly along the East-West centerline of said Section 10 to the center one fourth corner of said Section 10; thence Northerly along the North-South centerline of said Section 10 to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by deed recorded May 3, 1906, in Volume 20, Page 94, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a tract of land situated in the NE¼ of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of said Section 10, said pin situated South 89°18'00" East 299.24 feet from the North one-quarter corner of said Section 10, thence South 11°06'10" East 610.36 feet; thence South 09°36'40" East 594.00 feet; thence South 22°57'50" East 814.80 feet; thence South 44°26'40" East 1055 feet, more or less, to the South line of the NE¼ of said Section 10; thence Easterly along said South line 137 feet, more or less, to the Westerly line of the Van Brimmer Ditch; thence Northwesterly along said Westerly line 2990 feet, more or less, to the North line of said Section 10; thence North 89°18'00" West 250 feet, more or less, to the point of beginning, with bearings based on Survey No. 1215, as recorded in the office of the Klamath County Surveyor.

Also Except that portion lying within the Southern Pacific Railroad right of way.

Property ID No.: R101552
Map Tax Lot No.: R-4110-01000-00100-000