

Returned at Counter

2018-011630
Klamath County, Oregon



00229240201800116300020023

09/24/2018 03:08:12 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:

Parcel 1 of LAND PARTITION 47-09 being situated in the SE¼ of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Property ID No.: R892388
Map Tax Lot No.: R-4110-00300-01601-000

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.

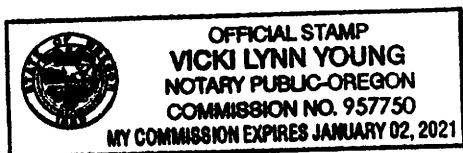
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 24th day of September, 2018, by Tim Parks, as member of Why Buy, L.L.C., an Oregon Limited Liability Company.



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 24th 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