



THIS SPACE RESERVED FOR RE

2018-013543

Klamath County, Oregon

11/07/2018 09:16:01 AM

Fee: \$97.00

Craig B. Robinette, et al

Grantor's Name and Address

Darrin P. Barnes, Trustee

Grantee's Name and Address

After recording return to:

Darrin P. Barnes, Trustee

120 Smith Sawyer Rd.

Cave Junction, OR 97523

Until a change is requested all tax statements  
shall be sent to the following address:

Same as above

File No. 263801AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Craig B. Robinette, Pepper Robinette and Joseph R. Mountain, as their interest appears of record,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Darrin P. Barnes, as Trustee of The Darrin P. Barnes Trust of 2010,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE  
LEGAL DESCRIPTION.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is TO CLEAR TITLE.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

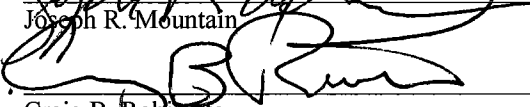
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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.

In Witness Whereof, the grantor has executed this instrument this 31st day of October, 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Joseph R. Mountain

  
Craig B. Robinette

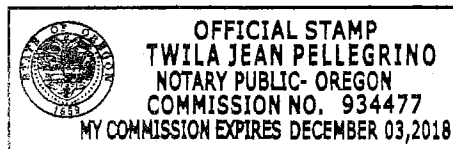
  
Pepper Robinette

State of Oregon } ss  
County of Klamath }

On this 31<sup>st</sup> day of October, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Joseph R. Mountain, Craig B. Robinette and Craig G. Robinette, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

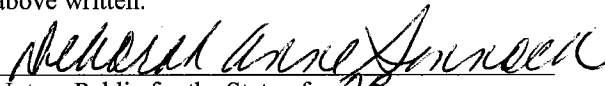
Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12-3-2018

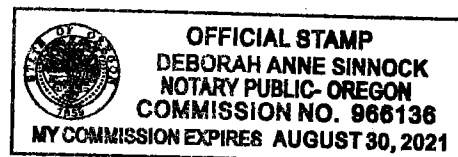


State of OR } ss  
County of Klamath }

On this 1<sup>st</sup> day of Nov, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Pepper Robinette ~~and Craig G. Robinette~~, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

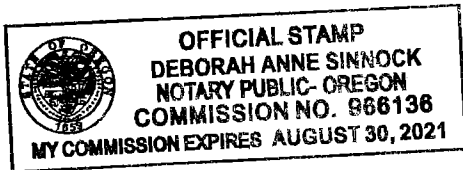
  
Notary Public for the State of OR  
Residing at: Klamath Falls, Oregon  
Commission Expires: 8-30-21



State of Oregon } ss  
County of Klamath }

On this 2nd day of Nov., 2018, before me,  
Deborah Anne Sinnock, a Notary Public in and for said state, personally  
appeared Craig B. Robinette, known or identified to me to be the person(s) whose  
name(s) is/are subscribed to the within Instrument and acknowledged to me that  
he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the  
day and year in this certificate first above written.



Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 8-30-21

## EXHIBIT "A"

263801AM

### PARCEL 1:

A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, Described as follows:

Beginning at a point 190 feet East and 40 feet South of the section corner common to Sections 1, 2, 11 and 12 of said Township and Range; thence East 20 feet; thence South 101.5 feet; thence West 20 feet; thence North 101.5 feet to the point of beginning.

### PARCEL 2:

A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 190 feet East and 40 feet South of the section corner common to Sections 1, 2, 11 and 12 of said Township and Range; thence West 20 feet, more or less, to the East wall of the Brick and Stone Building known as the Merrill Garage Building; thence South, following said wall, a distance of 101.5 feet; thence East 20 feet; thence North 101.5 feet to the point of beginning.