

Returned at Counter 9/28/18

2019-007708

Klamath County, Oregon



00243389201900077080010017

07/09/2019 12:15:48 PM

Fee: \$82.00

<b>Grantor's Name and Address</b> Kiger Development Company, LLC 2633 Old Midland Road Klamath Falls, OR 97603
<b>Grantee's Name and Address</b> John E. Johnson and Debora A. Johnson 2633 Old Midland Road Klamath Falls, OR 97603  Michael P. Picard and Valerie J. Picard Co-Trustees of the Michael P. Picard and Valerie J. Picard Family Trust 9614 Arant Drive Klamath Falls, OR 97603
<b>After Recording Return to:</b> Michael P. Picard and Valerie J. Picard Co-Trustees of the Michael P. Picard and Valerie J. Picard Family Trust 9614 Arant Drive Klamath Falls, OR 97603
<b>Until requested otherwise, send all tax statements to:</b> Michael P. Picard and Valerie J. Picard Co-Trustees of the Michael P. Picard and Valerie J. Picard Family Trust 9614 Arant Drive Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Kiger Development Company, LLC, a dissolved limited liability company, by and through John E. Johnson, does hereby grant, bargain and convey a 50% undivided interest to John E. Johnson and Debora A. Johnson, husband and wife, tenants by the entirety, and a 50% undivided interest to Michael P. Picard and Valeria J. Picard, Co-Trustees of the Michael P. Picard and Valerie J. Picard Living Trust under instrument dated Aug 15, 2018, the following described real property situate in Klamath County, Oregon, to wit:

Beginning at the Southwest Corner of the NE 1/4 of the NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence East long the South line of said NE 1/4 of the NE 1/4 of said section to its intersection with the Westerly line of right of way of the United States Reclamation Main Service Canal; thence Northwesterly along the Westerly line of the right of way of said canal to its intersection with the West line of said NE 1/4 of the NE 1/4 of said Section 3; thence South along the West line of the said NE 1/4 of the NE 1/4 of Section 3, to the place of beginning.

Excepting therefrom that portion deeded to Klamath County by Deed recorded in Deed Volume 95 at Page 301 for road purposes.

The true and actual consideration paid for this transfer, stated in terms of dollars, is: distribution on liquidation. 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.

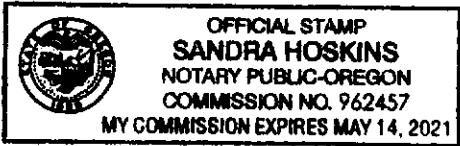
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 30 day of Aug, 2018.

JOHN E. JOHNSON, Grantor

STATE OF OREGON, COUNTY OF KLAMATH )ss:

ACKNOWLEDGED BEFORE ME this 30 day of August, 2018, by John E. Johnson.



NOTARY PUBLIC FOR OREGON  
My Commission Exp.: 5-14-2021