

**2022-008103**

**Klamath County, Oregon**



00302527202200081030050059

07/01/2022 10:00:52 AM

Fee: \$102.00

**After recording, return to:**

Sylvia R. Shields  
PO Box 66  
La Pine, Oregon 97739

Leon B. Shields  
PO Box 326  
La Pine, Oregon 97739

**Until a change is requested,  
send all tax statements to:**

Sylvia R. Shields  
PO Box 66  
La Pine, Oregon 97739

Leon B. Shields  
PO Box 326  
La Pine, Oregon 97739

**BARGAIN AND SALE DEED**

Six-Bit Prairie Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys to Sylvia R. Shields, as to an undivided one-half (1/2) interest, and Leon B. Shields, as to an undivided one-half (1/2) interest, individually and collectively, Grantee, to be held as tenants-in-common, that certain real property legally described on the attached Exhibit A (the "Property").

Grantor conveys the Property to Grantee subject to all liens, easements, licenses, reservations, restrictions, and other encumbrances of record. Other property or value was either part or the whole consideration for this conveyance.

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.

[signature and notary page immediately follow]

Dated: June 14, 2022.

Grantor:

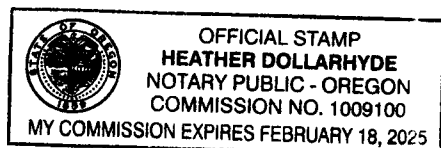
Six-Bit Prairie Ranch, L.L.C.,  
an Oregon limited liability company

Sylvia R. Shields  
By: Sylvia R. Shields, Manager

State of Oregon                                 )  
                  Deschutes                         )   ss.  
County of ~~Klamath~~                         )

This instrument was signed and acknowledged before me on June 14, 2022 by Sylvia R. Shields as manager of Six-Bit Prairie Ranch, L.L.C.

Before me:



Heather Dollarhyde  
Notary Public for Oregon  
Commission No.: 1009100  
My Commission Expires: February 18, 2025

Exhibit A  
Legal Description

The Property is located in Klamath County, Oregon and is legally described as follows:

**The North half (N½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), the South half (S½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), the South half (S½) of the Northeast Quarter (NE¼), and the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), of Section Twenty (20) in Township Twenty-three (23), South of Range ten (10), East of the Willamette Meridian, Klamath County, Oregon containing one hundred sixty acres.**

**CONSENT OF SOLE MANAGER AND MEMBER  
OF  
SIX-BIT PRAIRIE RANCH, L.L.C.  
an Oregon limited liability company**

The following actions are hereby taken by the written consent of the sole manager and member of Six-Bit Prairie Ranch, L.L.C. ("Company"), an Oregon limited liability company, in lieu of a special meeting:

**Transfer of Property**

WHEREAS, Company owns certain real property (and all improvements and fixtures located thereon) legally described on the attached Exhibit A (the "Property").

WHEREAS, Company desires to transfer the Property to Sylvia R. Shields, as to an undivided one-half (1/2) interest, and Leon B. Shields, as to an undivided one-half (1/2) interest (individually and collectively, "Transferees"), to be held as tenants-in-common.

RESOLVED, that Company's sole manager and member, Sylvia R. Shields ("Shields"), is authorized to sign and deliver a Bargain and Sale Deed (and all other documents or instruments necessary or appropriate) to effectuate the transfer and conveyance described above.

**General Authority**

RESOLVED, that Shields is authorized to sign and deliver all agreements, documents, and/or instruments and to take or cause to be taken all other acts on behalf of Company that Shields deems necessary or appropriate to effect and carry out the intent of the above resolutions.

RESOLVED, that all acts previously taken by Shields on behalf of Company to effect and carry out the intent of the above resolutions are approved, ratified, and confirmed provided the acts were not inconsistent with Company's Articles of Organization or Operating Agreement, the Oregon Limited Liability Company Act, and/or any other applicable law.

Signing of this consent constitutes a written waiver of any notice required by the Oregon Limited Liability Company Act, Company's Articles of Organization or Operating Agreement, or otherwise.

Dated Effective: June 14, 2022

MEMBER:

  
Sylvia R. Shields

MANAGER:

  
Sylvia R. Shields

Exhibit A  
Legal Description

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**The North half (N½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), the South half (S½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), the South half (S½) of the Northeast Quarter (NE¼), and the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), of Section Twenty (20) in Township Twenty-three (23), South of Range ten (10), East of the Willamette Meridian, Klamath County, Oregon containing one hundred sixty acres**