



MTC 596010 AA

AFTER RECORDING RETURN TO:

Fowler & McNair, LLP

Att: Charles McNair

210 Laurel Street Medford OR 97501

Information Required by Statute:

Type of Instrument: **BARGAIN AND SALE DEED** (Statutory Form)

Grantor: Denis P. Hickey

Grantee: Duane Martin Ranches, LP, a California limited partnership

True and Actual Consideration: Other value given, no monetary consideration

Until a change is requested all tax statements should be sent to:

Duane Martin

2021 State Highway 88

Lone, California 95640

OREGON BARGAIN AND SALE DEED

(ORS 93.860)

Denis P. Hickey, GRANTOR, conveys to Duane Martin Ranches, LP, a California limited partnership, GRANTEE, that certain parcel of real property located in Klamath County, State of Oregon:

All that portion of Government Lots 2, 7 and 10 in Section 11, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon lying North of the Sprague River and Southerly of the boundaries of the Second Addition to the Nimrod River Park.

The true and actual consideration is other value given as no monetary consideration was paid herefore.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative Findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES,

AMERITITLE has recorded this instrument by request as an accommodation and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

2023-004511

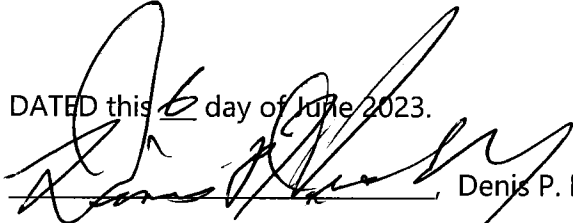
Klamath County, Oregon

06/13/2023 10:22:02 AM

Fee: \$87.00

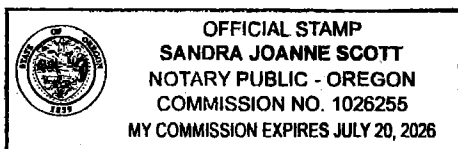
AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

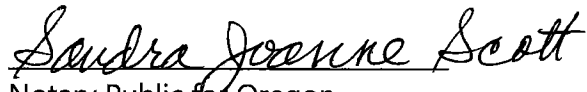
DATED this 6 day of June 2023.


_____, Denis P. Hickey.

STATE OF OREGON)
County of Jackson) ss.

On this 6 day of June 2023 personally appeared before me Denis P. Hickey and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My commission expires: 7-20-2026