## STATUTORY BARGAIN AND SALE DEED

TERRY L. WOODHOUSE AND JANICE A. WOODHOUSE, TRUSTEES OF THE WOODHOUSE FAMILY REVOCABLE TRUST DATED NOVEMBER 26, 2013 22109 Stateline Road Malin, Oregon 97632

Grantor

WOODHOUSE HOLDINGS, LLC, an Oregon limited liability company 22109 Stateline Road Malin, Oregon 97632

Grantee

After recording return to:

Guyer Law 5895 Jean Road Lake Oswego, Oregon 97035

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

WOODHOUSE HOLDINGS, LLC PO Box N Merrill, Oregon 97633

MAP 4111-01500-01200

2023-008582 Klamath County, Oregon

10/03/2023 10:55:01 AM

Fee: \$92.00

SPACE RESERVED FOR RECORDER'S USE

## STATUTORY BARGAIN AND SALE DEED

TERRY L. WOODHOUSE AND JANICE A. WOODHOUSE, TRUSTEES OF THE WOODHOUSE FAMILY REVOCABLE TRUST DATED NOVEMBER 26, 2013, Grantor, convey to WOODHOUSE HOLDINGS, LLC, an Oregon limited liability company, Grantee, their entire interest in and to the following described real property, located in KLAMATH County, Oregon:

Street Address: 22109 STATELINE ROAD

MALIN, OREGON 97632

Legal Description: SEE ATTACHED EXHIBIT A

THE TRUE CONSIDERATION for this conveyance is ZERO DOLLARS (-\$ 0-), and other property or value given which constitutes the whole consideration.

DATED 9-27.23, 2023.

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, 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

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JANICE A. WOODHOUSE, Trustee

STATE OF OREGO

Personally appeared TERRY L. WOODHOUSE and JANICE A. WOODHOUSE, TRUSTEES OF THE WOODHOUSE FAMILY REVOCABLE TRUST DATED NOVEMBER 26, 2013, and acknowledged the foregoing instrument to be their voluntary act and deed on 9.27.23 \_\_\_\_, 2023.

OFFICIAL STAMP KIM MARIE GATLIFF NOTARY PUBLIC - OREGON COMMISSION NO. 1003937 MY COMMISSION EXPIRES SEPTEMBER 10, 2024

My Commission Expires:

MAP 4111-01500-01200

## EXHIBIT A LEGAL DESCRIPTION

MAP 4111-01500-01200

Street Address: 22109 Stateline Road, Malin, Oregon 97632

Legal Description:

All that portion of Lot 16, in Section 15, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North boundary of Stateline Road, which point is North 30 feet and North 89° 05' West a distance of 390 feet from the Southeast corner of said Lot 16, said point also lying on the easterly right of way line of the U.S.R.S J-3 Lateral; thence North 0° 55' East 110 feet; thence East 110 feet; thence South 110 feet; thence West 110 feet to the point of beginning, EXCEPTING THEREFROM any portion of the above described property lying within the rights of way of the J-3 Lateral and Stateline Road.

ALSO EXCEPTING THEREFROM the following described rights of way; Right of way conveyed to Central Pacific Railway Company, by Deed recorded on page 29 of Volume 85 of Deeds, right of way conveyed to Central Pacific Railway Company by Deed recorded on page 50 of Volume 85 of Deeds; right of way conveyed to Klamath County, by Deed recorded on page 509 of Volume 15 of Deed and right of way conveyed to the United States of America by Deed recorded on page 16 of Volume 106 of Deeds, all Records of Klamath County, Oregon.