

2024-010343

Klamath County, Oregon



00336213202400103430030039

11/27/2024 11:47:17 AM

Fee: \$92.00

Randall L. Turner and Bonnie S. Turner, Trustees of the Randy
and Bonnie Turner Trust created on November 2, 2010

18625 Drazil Rd

Malin, OR 97632

Grantor's Name and Address

ANUBBYS L.L.C., an Oregon Limited Liability Company

18625 Drazil Rd

Malin, OR 97632

Grantee's Name and Address

After recording return to:

ANUBBYS L.L.C., an Oregon Limited Liability Company

18625 Drazil Rd

Malin, OR 97632

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

ANUBBYS L.L.C., an Oregon Limited Liability Company

18625 Drazil Rd

Malin, OR 97632

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Randall L. Turner and Bonnie S. Turner, Trustees of the Randy and Bonnie Turner Trust created on November 2, 2010,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **ANUBBYS L.L.C., an Oregon Limited Liability Company,**

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 LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

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

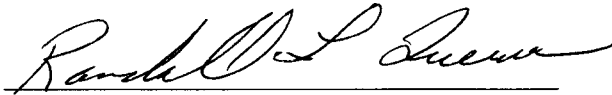
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Returned at Counter
Bonnie Turner

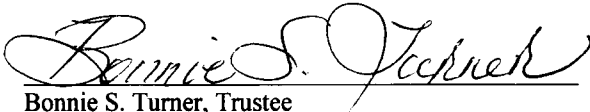
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 27 day of November, 2024; 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.

The Randy and Bonnie Turner Trust created on November 2, 2010



Randall L. Turner, Trustee

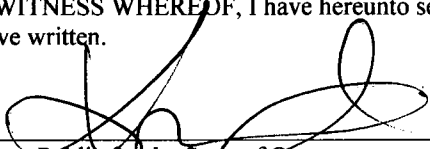


Bonnie S. Turner, Trustee

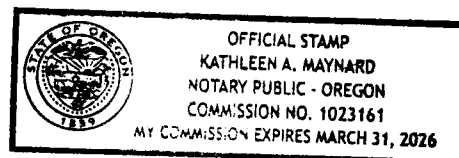
State of Oregon} ss
County of Klamath}

On this 27th day of November, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Randall L. Turner and Bonnie S. Turner, Trustees** of the **Randy and Bonnie Turner Trust created on November 2, 2010**, 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 Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

A parcel of land situated in Section 3, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin at the intersection of the County Roads marking the East one-fourth corner of Section 10, Township 41 South, Range 11 East of the Willamette Meridian; thence North 00° 02' 50" East 2643.30 feet to the intersection of the County Road from the South and East marking the South-East corner of said Section 3; thence North 07° 40' 53" West 871.59 feet to a point on the Westerly right of way line of the U.S.B.R. D-13 lateral marking the True Point of Beginning of this description; thence North 02° 52' 10" East along the Westerly right of way line of said lateral 290.40 feet; thence North 87° 07' 50" West perpendicular to said right of way line 150.00 feet; thence South 02° 52' 10" West parallel to said right of way line 290.40 feet; thence South 87° 07' 50" East 150.00 feet to the True Point of Beginning, with the bearings based on the recorded survey made for the Klamath County Schools December 8, 1967.

APN 4111-00300-01300