

05 MAR 10 PM 3:34

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



TERRY L SCHAFER

Grantor's Name and Address
Ewauna Park LLC
24737 Prospect Ave
Los Altos Hills, CA 94022

Grantee's Name and Address
After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Ewauna Park LLC
24737 Prospect Ave
Los Altos Hills, CA
94022

Vol M05 Page 16038

S
F
State of Oregon, County of Klamath
Recorded 03/10/2005 3:34 p m
Vol M05 Pg 16038-39
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2
ixed.
eputy.

C05-45

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Terry L. Schafer

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ewauna Park LLC

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 Klamath County, State of Oregon, described as follows, to-wit:

The undivided one-sixth interest in that portion of the N 1/2 of Section 16, Township 39 South, Range 9 E.W.M., lying Easterly of the right-of-way of the Central Pacific Railway Company as described in deed recorded March 23, 1929 in Deed Volume 85 on page 461, except the following, to wit:

The E 1/2 of NE 1/4 NE 1/4 of said Section 16; and that certain tract of land conveyed to James Wells Hunt and wife, by deed dated and recorded April 6, 1954 in Deed Record 266, page 258, described as follows: A tract of land in the SE 1/4 NE 1/4 of said Section 16 lying adjacent to the West right of way of the County Road known as Washburn Way, described as follows: Beginning South 0°11' West 427.42 feet and South 89°57' West 30.0 feet from the initial point described on the plat of "Altamont Small Farms"; said initial point being South 0°06' East 1344 feet from the Northwest corner of Section 15 in said Township and Range; thence South 89°57' West 178.71 feet; thence South 0°11' West 208.71 feet; thence North 89°57' East 178.71 feet; thence North 0°11' East 208.71 feet, to the point of beginning.

Also excepting that portion acquired by the State of Oregon by and through its Department of Transportation under Stipulated Final Judgment, Docketed June 8, 1987, Case No. 85-750CV, in the Circuit Court of the State of Oregon for Klamath County, OREGON.

Also excepting that portion deeded to Klamath County in Deed Volume M-96 on page 26133, records of Klamath County, Oregon.

Description continues on reverse

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.~~ (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on MARCH 05, 2005; if grantor is a corporation, 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Terry L. Schafer
21571 STATE ROUTE 676
MARIETTA, OHIO 45750



OHIO
STATE OF OREGON, County of Washington ss.
This instrument was acknowledged before me on March 5, 2005
by Terry L Schafer
This instrument was acknowledged before me on _____
by _____
as _____
of _____

SUSAN SCHRAMM, Notary Public
in and For The State of Ohio
My Commission Expires 04-13-09

Susan Schramm
Notary Public for ~~OREGON~~ OHIO
My commission expires 04-13-09

16039

All of Blocks 9,10,11,12,13,14,15,18,19,20,21,22,23,24,25,26,27,and 28 in Ewauna Park according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Saving and excepting any portion located in the Southside By-Pass.

Also excepting the portion conveyed to Regional Disposal Company in December 2005 described as follows:

The parcel of land situated in the NE 1/4 SW 1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being a portion of Ewauna Park Subdivision according to the official plat thereof on file in the office of the Klamath County Clerk, more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way line of Tingley Lane (formerly Manzanita Way), said point being the intersection of said Easterly line with the South right of Way line of Birch Street (now vacated) of said Ewauna Park Subdivision; thence South $70^{\circ}19'42''$ E. along the South right of way line of said vacated Birch Street, a distance of 191.00 feet to a point; thence N. $19^{\circ}40'18''$ E. perpendicular to the said South right of way line, a distance of 50.00 feet to a point on the North right of way line, of said vacated Birch Street; thence S. $70^{\circ}19'42''$ E along said North right of way line, a distance of 325.34 feet to a point on the East line of the NE 1/4 SW 1/4 of said Section 9; said point being South $00^{\circ}06'02''$ W. 561.65 feet from the NE corner of said NE 1/4 SW 1/4 thence South $00^{\circ}06'06''$ West along said East line of the NE 1/4 SW 1/4; a distance of 477.59 feet to the SouthEast corner of Lot 1, Block 20 of said Ewauna Park Subdivision; thence North $70^{\circ}19'42''$ W., along the southerly lines of the following lots: Lot 1 of Block 20, Lots 10 and 17 of Block 18 and Lots 8, 9, and 10 of Block 15, a distance of 676.32 feet to the southwest corner of said Lot 8; thence North $19^{\circ}40'18''$ East along the West line of Block 15, a distance of 400.00 feet to the Point of Beginning; containing 5.94 acres more or less.