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



MTC-139A-7095

M05-67517

Klamath County, Oregon

10/26/2005 02:31:10 PM

Pages 3 Fee: \$31.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

5 Star Or LLC
 345 N Yosemite # B
 Stockton Ca 95203

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **THELMA M. STEWART TRUSTEE OF THE SURVIVORS TRUST**
CREATED UNDER THE DONALD R. STEWART AND THELMA M. STEWART FAMILY TRUST DATED MAY 6, 1994
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **as amended 11-7-02**
5 STAR OR, LLC, a California 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 **Klamath** County, State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A"

AMERITITLE, has recorded this instrument by request as an accommodation only, 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.

(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 \$_____. ① 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. ① (The sentence between the symbols ①, 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 **October 18 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.

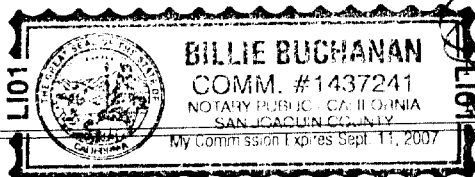
Trustee of the Survivors Trust created under the Donald L. Stewart and Thelma M Stewart Family Trust dated May 6, 1994 as amended 11-7-02

By *Thelma M Stewart*
Thelma M. Stewart Trustee

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.

California San Joaquin) ss.
 STATE OF ~~OREGON~~, County of _____) ss. 18 2005
 This instrument was acknowledged before me on **October 18 2005**
 by **Thelma M Stewart** 10-18-05

This instrument was acknowledged before me on
 by **Thelma M Stewart as Trustee of the Survivors Trust created under the Donald L. Stewart and Thelma M. McDonald Family Trust dated May 6, 1994 as amended 11-7-02**
 as of _____
 of _____



B. Buchanan
 Notary Public for ~~Oregon~~ **California**
 My commission expires **9-11-07**

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 5 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lots 7, 8 and 9 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

Lot 5, Block 3, William River Estates, according to the official plat thereof on file in the office of the County Clerk in the County of Klamath, State of Oregon.

Parcel 4:

A tract of land lying Southeasterly of and adjacent to WILLIAMSON RIVER ESTATES, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; said tract of land being more particularly described as follows:

Beginning at the Southeast corner of Lot 5, Block 3 of aforesaid WILLIAMSON RIVER ESTATES; thence South 80° 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74° 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60° 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45° 17' 30" East 149.18 feet to a 3/4" galvanized iron pipe; thence North 10° 00' 01" West 175.96 feet to a point on the Southerly curved right of way boundary of Williamson River Drive (point marked with a 3/4" galvanized iron pipe); thence Westerly along said curved boundary 37.63 feet (long chord bears South 57° 59' 42" West 37.50 feet); thence continuing along said right of way boundary South 66° 17' 15" West 435.02 feet; thence along the arc of a 130 foot radius curve to the right 17.71 feet (long chord bears South 70° 11' 30" West 17.70 feet); thence South 74° 05' 45" West 17.52 feet to the Northeast corner of aforesaid Lot 5, Block 3; thence along the East boundary of said Lot 5, South 15 ° 54' 15" East 166.22 feet to the point of beginning.

- Continued -

(Legal description continued)

Parcel 5:

A tract of land bordering on the South of the above described land:

Beginning at the Southeast corner of lot 5 in Block 3 of aforesaid WILLIAMSON RIVER ESTATES; thence South 80° 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74° 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60° 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45° 47' 30" East 42.78 feet to a 1/2" galvanized iron pipe; thence South 31° 37' East 130.80 feet to the waterline of Williamson River as of this date existing; thence along said waterline South 37° 40' West 134.52 feet; South 54 ° 09' West 55.28 feet; South 63° 36' West 60.67 feet; South 61 ° 48' West 64.75 feet; North 56° 13' West 67.86 feet; North 1 degree 27' East 55.23 feet; South 85°17' West 70.82 feet; and North 77 ° 14' West 61.36 feet; thence leaving the existing waterline of Williamson River and bearing North 15° 30' West 63.94 feet, more or less, to the point of beginning.

Tax Account No.:	3507-021BD-00700-000	Key No.:	248510
Tax Account No.:	3507-021BD-00500-000	Key No.:	248495
Tax Account No.:	3507-021BD-00400-000	Key No.:	248486
Tax Account No.:	3507-021BD-00300-000	Key No.:	248477
Tax Account No.:	3507-021BD-02700-000	Key No.:	248707
Tax Account No.:	3507-021BD-02800-000	Key No.:	248725
Tax Account No.:	3507-021BD-02900-000	Key No.:	248734