

**BARGAIN  
AND SALE DEED**

**2006-022012**  
Klamath County, Oregon



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11/02/2006 10:45:14 AM

Fee: \$31.00

<b>Grantor's Name and Address:</b> F.B. Owen, Inc. An Oregon corporation 5280 Crater Lake Avenue, Space 102 Central Point, OR 97502	<b>Grantee's Name and Address:</b> Homedale Terrace Homeowners Association, Inc. An Oregon non-profit corporation
<b>Until a Change is Requested send all tax statements to:</b> F.B. Owen, Inc. An Oregon corporation 5280 Crater Lake Avenue, Space 102 Central Point, OR 97502	<b>After Recording Return To:</b> STARK AND HAMMACK, P.C. 201 West Main Street, Suite 1B Medford, OR 97501

"Re-recorded to add legal description. Previously recorded in 2006-11438."

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned F.B. Owen, Inc., a Oregon corporation, Grantor, hereby grant, bargain, sell, and convey unto Homedale Terrace Homeowners Association, Inc., an Oregon non-profit corporation, Grantee, all their right, title and interest in the property described on Exhibit "A", which is attached hereto and by this reference incorporated herein.

The true and actual consideration paid for this transfer is \$0.00.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 04 day of MAY, 2006.

Fred T. Owen, Jr., President  
F. B. OWEN, INC., an Oregon corporation

AMERITITLE has recorded this instrument by request as an accomodation 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.

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STATE OF OREGON

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)ss.

COUNTY OF KLAMATH

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The foregoing instrument was acknowledged before me this 8 day of May, 2006, by Fred T. Owen, Jr., acting in his capacity as President of F.B. Owen, Inc., an Oregon corporation.



Notary Public for Oregon

My Commission expires: 4/10/2010

## EXHIBIT A

A parcel of land situated in the NE¼ SE¼ and SE¼ SE¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Parcel 2 and 3 of Land Partition 10-92 and a portion of Lot 70, Fair Acres Subdivision Number 1 and more particularly described as follows:

Commencing at a point on the east line of Homedale Road from which the southwest corner of said Lot 70 bears South 89°50'10" West 5.00 feet; thence on said easterly line North 00°06'40" West 230.48 feet to the true point of beginning for this description; thence leaving said easterly line North 89°57'19" East 94.50 feet; thence South 00°06'21" East 62.72 feet; thence 106.90 feet on the arc of a 68.00 feet radius curve to the left through a delta angle of 90°03'57", the chord bears South 45°08'19" East 96.22 feet; thence North 89°49'42" East 155.97 feet; thence 59.52 feet on the arc of a 200.50 feet radius curve to the left through a delta angle of 17°00'39", the chord bears North 81°19'23" East 59.30 feet; thence 59.23 feet on the arc of a 199.50 feet radius curve to the right through a delta angle of 17°00'39", the chord bears North 81°19'23" East 59.01 feet; thence North 89°49'42" East 149.78 feet; thence 56.03 feet on the arc of a 68.00 feet radius curve to the left through a delta angle of 47°12'28", the chord bears North 66°13'28" East 54.46 feet; thence North 42°37'13" East 50.51 feet; thence 205.13 feet on the arc of a 46.00 feet radius curve to the left through a delta angle of 255°30'00", the chord bears North 85°07'46" West 72.74 feet; thence 40.69 feet on the arc of a 19.00 feet radius curve to the right through a delta angle of 122°42'28", the chord of which bears South 28°28'28" West 33.35 feet; thence South 89°49'42" West 145.55 feet; thence 69.92 feet on the arc of a 235.50 feet radius curve to the left through a delta angle of 17°00'39", the chord bears South 81°19'23" West 69.66 feet; thence 48.84 feet on the arc of a 164.50 feet radius curve to the right through a delta angle of 17°00'39", the chord bears South 81°19'23" West 48.66 feet; thence South 89°49'42" West 155.97 feet; thence 50.30 feet on the arc of a 32.00 feet radius curve to the right through a delta angle of 90°03'25", the chord bears North 45°08'23" West 45.28 feet; thence North 00°06'21" West 135.83 feet; thence 30.61 feet on the arc of a 19.50 feet radius curve to the right through a delta angle of 89°56'16", the chord bears North 44°51'47" East 27.56 feet; thence North 89°49'55" East 129.52 feet; thence 50.29 feet on the arc of a 135.50 feet radius curve to the left through a delta angle of 21°15'53", the chord bears North 79°11'58" East 50.00 feet; thence 36.93 feet on the arc of a 99.50 feet radius curve to the right through a delta angle of 21°15'53", the chord bears north 79°11'58" East 36.72 feet; thence North 89°49'55" East 95.10 feet; thence 106.68 feet on the arc of a 68.00 feet radius curve to the left through a delta angle of 89°53'19", the chord of which bears North 44°53'16" East 96.07 feet; thence North 00°03'24" West 72.97 feet; thence 13.32 feet on the arc of a 25.50 feet radius curve to the right through a delta angle of 29°55'19", the chord bears North 14°54'15" East 13.17 feet; thence 224.34 feet on the arc of a 46.00 feet radius curve to the left through a delta angle of 279°25'47", the chord bears South 70°09'01" West 59.49 feet; thence 30.94 feet on the arc of a 25.50 feet radius curve to the right through a delta angle of 69°30'29", the chord bears South 34°48'38" East 29.07 feet; thence South 00°03'24" East 41.66 feet; thence 50.20 feet on the arc of a 32.00 feet radius curve to the right through a delta angle of 89°53'13", the chord bears South 44°53'16" West 45.21 feet; thence South 89°49'55" West 95.10 feet; thence 50.29 feet on the arc of a 135.50 feet radius curve to the left through a delta angle of 21°15'53", the chord bears South 79°11'58" West 50.00 feet; thence 36.36 feet on the arc of a 96.24 feet radius curve to the right through a delta angle of 21°38'53", the chord bears South 79°36'08" West 36.15 feet; thence South 89°52'19" West 167.99 feet; thence South 70°16'35" West 63.31 feet; thence South 80°22'17" West 53.09 feet; thence South 00°06'40" East 98.90 feet to the point of beginning, containing 1.57 acres.