

WTC 84990

2009-009403

Klamath County, Oregon



00069190200900094030030037

RECORDING REQUESTED BY:

07/09/2009 03:08:48 PM

Fee: \$31.00

GRANTOR'S NAME:

The Bettles Family Corporation, an Oregon corporation

GRANTEE'S NAME:

James W. Bettles

SEND TAX STATEMENTS TO:

James W. Bettles
925 Irving Street #303
San Francisco, CA 94122

AFTER RECORDING RETURN TO:

James W. Bettles
925 Irving Street #303
San Francisco, CA 94122

Escrow No: 3626014513JDW-TTPOR36

36161 Modoc Pt Rd
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

The Bettles Family Corporation, an Oregon corporation, Grantor, conveys to

James W. Bettles, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE LEGAL DESCRIPTION ATTACHED HERETO

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. 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.

The true consideration for this conveyance is \$ Ø (See ORS 93.030).

Dated: July 3, 2009

The Bettles Family Corporation, an Oregon corporation

BY: 

James Bettles
Board of Directors, sole director

V3

31am

State of ~~OREGON~~^{As} California

County of San Francisco

This instrument was acknowledged before me on July 3, 2009 by
James W. Bettles

as _____ of _____

Alan
Notary Public - State of ~~Oregon~~ California
My commission expires: May 16, 2013

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 1320 feet due South of the quarter corner common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being the Northeast corner of Lot 9; thence due South 2640 feet to the Southeast corner of Lot 16; thence due West along South line of said Lot 16, 514 feet to the East line of the Dalles-California highway right of way; thence in a Northerly direction 2642 feet along said East line of said right of way to the North line of Lot 9; thence due East 564 feet along North line of said Lot 9 to point of beginning; being all that part of Lots 9, 10, 15 and 16 lying East of the Dalles-California highway, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, less five acres of land sold by Charles Blair Knight to John C. Siemens, deed approved August 10, 1949, recorded in Region 3, Volume 1, page 30, line 29, tract file No. KX-6, described as follows:

Beginning at a coast geodetic survey pin in the Northeast corner of Lot 9 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence West 569.5 feet to a steel pin; thence South 382.14 feet to a steel pin; thence East 569.5 feet to a steel pin; thence North 382.14 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM a parcel of land situated in Government Lot 16 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly line of Highway 427 and the Southerly line of Government Lot 16; thence Easterly along the Southerly line of said government lot a distance of 208.71 feet; thence Northerly and parallel to the East line of Highway 427 a distance of 208.7 feet; thence Westerly and parallel to the South line of Government Lot 16 a distance of 208.71 feet to the East line of Highway 427; thence Southerly along said East line, 208.71 feet to the point of beginning.