

2009-015958

Klamath County, Oregon



00077001200900159580050057

12/22/2009 09:51:52 AM

Fee: \$57.00

After recording return to:

Mark Keith
PO Box 1127
Crescent Lake, OR 97733

BARGAIN AND SALE DEED

Charles N. Shepard Living Trust, Grantor, grants, bargains, sells, and conveys to Mark Keith, Grantee, any and all interest in the property described as follows:

See Attached Exhibit C

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND TO DETERMINE ANY LIMITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

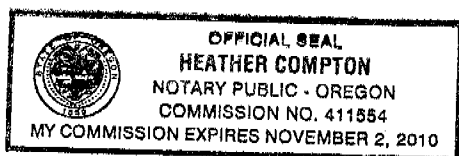
The true consideration for this conveyance is: Lot Line Adjustment

Charles N. Shepard, Trustee
Charles N. Shepard Trustee
Charles N. Shepard, Trustee

STATE OF OREGON) Oregon

County of Lane) ss.

Personally appeared the above named Charles N. Shepard as trustee of the Charles N. Shepard Living Trust acknowledged the foregoing instrument to be ^{his} voluntary act and deed this 15th day of December 2009.



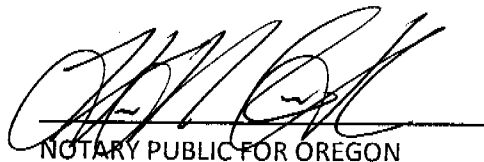

NOTARY PUBLIC FOR OREGON

EXHIBIT C

Taxlot 24-06-01AA-00300 to Taxlot 24-06-01AA-00200

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows;

Commencing at the Initial Point being the Northwest corner of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1,

Thence, at a point bearing South 89°06'13" West along the North line of said South 1/2, a distance of 125.00 feet,

Thence, South 0°03'56" East, a distance of 94.33 feet to a 5/8" rebar the **True Point of Beginning** of this description,

Thence, North 74°47'26" East, a distance of 20.62 feet to a 5/8" rebar,

Thence, South 15°12'34" East, a distance of 87.54 feet to a 5/8" rebar on the North right-of-way of Crescent Lake Road (State Highway 429),

Thence; South 74°00'56" West along said right-of-way, a distance of 44.70 feet to a 5/8" rebar,

Thence; North 0°03'56" East a distance of 91.37 feet to the Point of Beginning of this description.

Said description containing 2,865 sq. ft. (0.07) acres more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 14, 2003
NORBERT W. VOLNY
58541LS

EXPIRATION DATE: 6/30/2010

EXHIBIT D

Taxlot 24-06-01AA-00200 after adjustment

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows;

Beginning at the Northwest corner of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1,

Thence, South 89°16'02" East along the North line of said South 1/2, a distance of 125.00 feet,

Thence, South 0°03'56" West, a distance of 92.38 feet to a 5/8" rebar,

Thence, North 74°47'26" East, a distance of 20.62 feet to a 5/8" rebar,

Thence, South 15°12'34" East, a distance of 87.54 feet to a 5/8" rebar on the North right-of-way of Crescent Lake Road (State Highway 429),

Thence, South 74°00'56" West along said right-of-way, a distance of 174.75 feet more or less to the West line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1,

Thence; North 0°03'56" East along said West line, a distance of 221.16 feet to the Point of Beginning of this description.

Said description containing 28,169 sq. ft. (0.65 acres) more or less.

REGISTERED
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OREGON
JANUARY 14, 2003
NORBERT W. VOLNY
58541LS

EXPIRATION DATE: 6/30/2010

EXHIBIT E

Taxlot 24-06-01AA-00300 after adjustment

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows;

Beginning at a point bearing South 89°16'02" East along the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 125.00 feet from the Northwest corner of said South 1/2,

Thence, South 0°03'56" West, a distance of 92.38 feet to a 5/8" rebar,

Thence, North 74°47'26" East, a distance of 20.62 feet to a 5/8" rebar,

Thence, South 15°12'34" East, a distance of 87.54 feet to a 5/8" rebar on the North right-of-way of Crescent Lake Road (State Highway 429),

Thence; North 74°00'56" East along said right-of-way, a distance of 238.05 feet to the Southwesterly right-of-way line of the Willamette Highway (State Highway 58),

Thence; North 16°19'55" West along said right-of-way, a distance of 107.12 feet more or less to the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 1,

Thence; North 89°16'02" West along said North line, a distance of 241.50 feet more or less to the Point of Beginning of this description.

Said description containing 34,465 sq. ft. (0.79 acres) more or less.

REGISTERED
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OREGON
JANUARY 14, 2003
NORBERT W. VOLNY
58541LS

EXPIRATION DATE: 6/30/2010