

2010-008385

Klamath County, Oregon



00087197201000083850070076

AFTER RECORDING RETURN TO:

Steven L. Naito
Tarlow Naito & Summers, LLP
150 SW Harrison St., Suite 200
Portland, Oregon 97201

07/12/2010 03:04:33 PM

Fee: \$67.00

**UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:**

CCB – Southview, LLC
c/o Columbia Community Bank Corporation
Attn: Fred Johnson
314 E. Main Street, Suite A
Hillsboro, OR 97123

1st courtesy

BARGAIN AND SALE DEED

COLUMBIA COMMUNITY BANK CORPORATION, an Oregon corporation, Grantor, conveys to CCB – SOUTHVUEW, LLC, an Oregon limited liability company, Grantee, for the true and actual consideration of \$1.00 and other consideration, the following described real property:

See attached Exhibit A.

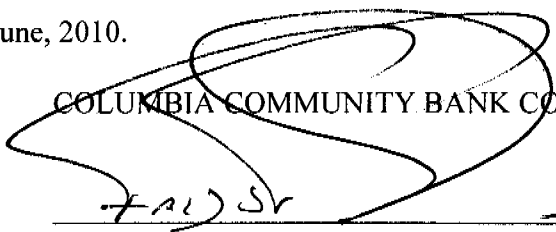
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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

F

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29th day of June, 2010.

COLUMBIA COMMUNITY BANK CORPORATION


Fred S. Johnson
Executive Vice President

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on June 29, 2010, by Fred S. Johnson, Executive Vice President of Columbia Community Bank Corporation, its authorized representative.



Notary Public for Oregon



EXHIBIT A

Legal Descriptions

Lot 101 of Tract 1437-The Woodlands Phase 2, according to the official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Tax Parcel Numbers: R892693, R892703, R892709, R892725, and R892730.

Lots 3 and 18 of Tract 1508 The Gardens Phase 1, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Tax Parcel Numbers: R894997 and R894993.

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the NE 1/4 and SE 1/4 of Section 36, Township 38 South, Range 8 East of the Willamette Meridian, the NE 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, and the NW 1/4 NW 1/4 of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, all in Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the north-south centerline of Section 36 from which the NW corner of the SW 1/4 NE 1/4 of said section bears North 00°11'27" East 427.59 feet; thence South 89°58'12" East 619.61 feet; thence South 27°18'39" East 3530.91 feet; thence South 62°41'21" West 250.36 feet; thence South 27°18'39" East 1811.20 feet to a point on the South line of the NW 1/4 NW 1/4 of Section 6; thence along said South line South 89°28'21" West 199.91 feet to the SW corner thereof; thence along the South line of the NE 1/4 NE 1/4 of Section 1 North 89°29'44" West 1330.62 feet to the SW corner of said NE 1/4 NE 1/4; thence along the West line of the SE 1/4 NE 1/4 of Section 1 South 00°06'44" East 458.90 feet to the Northerly right of way line of State Highway 140; thence along said Northerly right of way line North 56°12'28" West 194.88 feet; thence leaving said right of way line North 11°59'09" East 364.18 feet to the South line of the NW 1/4 NE 1/4 of Section 1; thence along said South line South 89°56'08" West 516.20 feet to the said Northerly right of way line of State Highway 140; thence along said Northerly right of way line North 50°28'23" West 199.25 feet; thence North 59°17'52" West 439.78 feet; thence leaving said Northerly right of way line North 36°42'45" West 329.35 feet to the North-South center section line of Section 1; thence along said center section line North 00°04'15" East 722.87 feet to the 1/4 corner common to Section 1 and Section 36; thence along the center section line of Section 36 North 00°11'27" East 3508.58 feet to the point of beginning.

SAVING AND EXCEPTING, Beginning at the Southeast corner of the NE 1/4 NE 1/4 of said Section 1; thence on the South line of said NE 1/4 NE 1/4 North 89°17'37" West 617.88 feet; thence leaving said South line North 27°18'39" West 235.77 feet; thence North 62°41'21" East 1183.54 feet; thence North 27°18'39" West 1195.51 feet; thence North 62°41'21" East 605.39 feet; thence South 27°18'39" East 1811.20 feet to the South line of the NW 1/4 NW 1/4 of said Section 6; thence South 89°28'21" West 199.91 feet on said South line, to the point of beginning.

AND FURTHER EXCEPTING Tract 1416-The Woodlands, Phase 1 and Tract 1437-The Woodlands, Phase 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO FURTHER EXCEPTING Lot 3 of Tract 1508 the Gardens Phase 1.

Tax Parcel Number: R420299 and R420315 and R492292 and R894846 and R894847 and R894848 and R894849 and R894851 and R894852 and R894853 and R894854

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the NE 1/4 and SE 1/4 of Section 36, Township 38 South, Range 8 East of the Willamette Meridian, the NE 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, and the NW 1/4 NW 1/4 of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, all in Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the north-south centerline of Section 36 from which the NW corner of the SW 1/4 NE 1/4 of said section bears North 00°11'27" East 427.59 feet; thence South 89°58'12" East 619.61 feet; thence South 27°18'39" East 3530.91 feet; thence South 62°41'21" West 250.36 feet; thence South 27°18'39" East 1811.20 feet to a point on the South line of the NW 1/4 NW 1/4 of Section 6; thence along said South line South 89°28'21" West 199.91 feet to the SW corner thereof; thence along the South line of the NE 1/4 NE 1/4 of Section 1 North 89°29'44" West 1330.62 feet to the SW corner of said NE 1/4 NE 1/4; thence along the West line of the SE 1/4 NE 1/4 of Section 1 South 00°06'44" East 458.90 feet to the Northerly right of way line of State Highway 140; thence along said Northerly right of way line North 56°12'28" West 194.88 feet; thence leaving said right of way line North 11°59'09" East 364.18 feet to the South line of the NW 1/4 NE 1/4 of Section 1; thence along said South line South 89°56'08" West 516.20 feet to the said Northerly right of way line of State Highway 140; thence along said Northerly right of way line North 50°28'23" West 199.25 feet; thence North 59°17'52" West 439.78 feet; thence leaving said Northerly right of way line North 36°42'45" West 329.35 feet to the North-South center section line of Section 1; thence along said center section line North 00°04'15" East 722.87 feet to the 1/4 corner common to Section 1 and Section 36; thence along the center section line of Section 36 North 00°11'27" East 3508.58 feet to the point of beginning.

SAVING AND EXCEPTING, Beginning at the Southeast corner of the NE 1/4 NE 1/4 of said Section 1; thence on the South line of said NE 1/4 NE 1/4 North 89°17'37" West 617.88 feet; thence leaving said South line North 27°18'39" West 235.77 feet; thence North 62°41'21" East 1183.54 feet; thence North 27°18'39" West 1195.51 feet; thence North 62°41'21" East 605.39 feet; thence South 27°18'39" East 1811.20 feet to the South line of the NW 1/4 NW 1/4 of said Section 6; thence South 89°28'21" West 199.91 feet on said South line, to the point of beginning.

AND FURTHER EXCEPTING Tract 1416-The Woodlands, Phase 1 and Tract 1437-The Woodlands, Phase 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Also Further Excepting Tract 1461, the Woodlands, Phase 3 and Tract 1508, The Gardens Phase I.

Tax Parcel Number: R420315 and R420299 and R492292

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 15 OF TRACT 1416-THE WOODLANDS-PHASE 1, AS RECORDED AT THE KLAMATH COUNTY CLERKS OFFICE AND BEING MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LS 58985"; THENCE NORTH 63° 38' 02" EAST, 58.00 FEET; THENCE SOUTH 26° 21' 58" EAST, 280.65 FEET; THENCE SOUTH 63° 38' 02" WEST, 180.00 FEET; THENCE NORTH 26° 21' 58" WEST, 5.93 FEET; THENCE SOUTH 63° 38' 02" WEST, 357.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST RIDGE DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 56° 33' 39" WEST, 76.02 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 38° 08' 57" WEST, 50.17 FEET; THENCE SOUTH 73° 45' 48" WEST, 30.50 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG THE ARC OF A 78.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27° 14' 00" (THE LONG CHORD OF WHICH BEARS SOUTH 10° 28' 14" WEST, 36.73 FEET) AN ARC DISTANCE OF 37.07 FEET; THENCE SOUTH 03° 08' 46" EAST, 16.31 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 102.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46° 48' 15" (THE LONG CHORD OF WHICH BEARS SOUTH 20° 15' 22" WEST, 81.03 FEET) AN ARC DISTANCE OF 83.32 FEET; THENCE SOUTH 43° 39' 29" WEST, 104.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08° 22' 10" (THE LONG CHORD OF WHICH BEARS SOUTH 39° 28' 24" WEST, 25.98 FEET) AN ARC DISTANCE OF 26.00 FEET; THENCE NORTH 54° 42' 41" WEST, 143.14 FEET; THENCE NORTH 42° 34' 20" EAST, 207.43 FEET; THENCE NORTH 38° 03' 28" EAST, 76.15 FEET TO A POINT OF NON-TANGENTIAL CURVATURE AND THE WESTERLY RIGHT-OF-WAY LINE OF WEST RIDGE DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15° 03' 27" (THE LONG CHORD OF WHICH BEARS NORTH 39° 16' 52" WEST, 146.75 FEET) AN ARC DISTANCE OF 147.17 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 63° 38' 02" EAST, 50.24 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID "THE WOODLANDS-PHASE 1; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID "THE WOODLANDS-PHASE 1 THE FOLLOWING 16 COURSES; NORTH 63° 38' 02" EAST, 68.29 FEET; THENCE SOUTH 26° 21' 58" EAST, 5.00 FEET; THENCE NORTH 63° 33' 02" EAST, 65.00 FEET; THENCE NORTH 26° 21' 58" WEST, 10.00 FEET; THENCE NORTH 63° 38' 02" EAST, 65.01 FEET; THENCE SOUTH 26° 21' 58" EAST, 5.00 FEET; THENCE NORTH 63° 38' 02" EAST, 70.01 FEET; THENCE SOUTH 26° 21' 58" EAST, 5.00 FEET; THENCE NORTH 63° 38' 02" EAST, 65.01 FEET; THENCE NORTH 26° 21' 58" WEST, 10.00 FEET; THENCE NORTH 63° 38' 02" EAST, 65.01 FEET; THENCE SOUTH 26° 21' 58" EAST, 5.00 FEET; THENCE NORTH 63° 38' 02" EAST, 70.01 FEET; THENCE SOUTH 26° 21' 58" EAST, 4.93 FEET; THENCE NORTH 63° 42' 44" EAST, 52.00 FEET; THENCE NORTH 63° 38' 02" EAST, 70.00 FEET; TO THE POINT OF BEGINNING.

NOW KNOWN AS TRACT 1508 THE GARDENS PHASE I.

SAVING AND EXCEPTING THEREFROM LOT 3 OF TRACT 1508 THE GARDENS PHASE I.

Tax Parcel Number: R894981 and R894983 and R894984 and R894986 and R894987 and R894988 and R894989 and R894990 and R894992 and R894993 and R894994 and R894995 and R894996 and R894997 and R894998 and R894999 and R895000 and R895001

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 106 OF THE "TRACT 1437-THE WOODLANDS-PHASE 2", A DULY RECORDED SUBDIVISION AT THE KLAMATH COUNTY CLERKS OFFICE, SAID POINT BEING A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "LS 58985": THENCE NORTH 01° 04' 44" EAST, 230.00 FEET; THENCE NORTH 79° 01' 43" EAST, 62.99 FEET; THENCE SOUTH 56° 44' 10" EAST, 111.82 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 278.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24° 47' 28" (THE LONG CHORD OF WHICH BEARS NORTH 51° 14' 18" EAST, 119.35 FEET) AN ARC DISTANCE OF 120.29 FEET; THENCE NORTH 63° 38' 02" EAST, 30.91 FEET; THENCE NORTH 25° 43' 57" WEST, 120.01 FEET; THENCE NORTH 63° 38' 02" EAST, 130.01 FEET; THENCE NORTH 25° 43' 57" WEST, 139.33 FEET; THENCE NORTH 23° 25' 20" EAST, 81.60 FEET; THENCE NORTH 63° 38' 02" EAST, 48.28 FEET; THENCE NORTH 25° 43' 57" WEST, 280.02 FEET; THENCE NORTH 63° 38' 02" EAST, 110.01 FEET; THENCE NORTH 25° 43' 57" WEST, 22.45 FEET; THENCE NORTH 64° 14' 53" EAST, 42.00 FEET; THENCE NORTH 63° 38' 02" EAST, 111.51 FEET; THENCE SOUTH 25° 43' 57" EAST, 844.05 FEET TO THE NORTHERLY BOUNDARY OF SAID "TRACT 1437-THE WOODLANDS-PHASE 2"; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN COURSES; SOUTH 63° 38' 02" WEST, 103.54 FEET; THENCE NORTH 26° 21' 58" WEST, 68.00 FEET; THENCE SOUTH 63° 38' 02" WEST, 617.64 FEET; THENCE NORTH 84° 51' 53" WEST, 56.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 278.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04° 03' 23" (THE LONG CHORD OF WHICH BEARS SOUTH 03° 06' 26" WEST, 19.68 FEET) AN ARC DISTANCE OF 19.68 FEET; THENCE SOUTH 01° 04' 44" WEST, 13.34 FEET; THENCE NORTH 88° 55' 16" WEST 98.00 FEET TO THE POINT OF BEGINNING; NOW KNOWN AS TRACT 1461 THE WOODLANDS PHASE 3.

Tax Parcel Number: R894847 and R894848 and R894849 and R894851 and R894852 and R894853 and R894854 and R894855 and R894858 and R894859 and R894860 and R894861 and R894862 and R894863 and R894864 and R894865 and R894866 and R894867 and R894868 and R894869 and R894870 and R894871 and R894872 and R894873 and R894874 and R894875 and R894876 and R894877 and R894878 and R894879 and R894880 and R894881 and R894882 and R894883 and R894884 and R894885