

2012-002801

Klamath County, Oregon



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03/15/2012 03:21:22 PM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) &
205.238:

**Sierra Cascade, LLC
PO Box 166
Chemult, OR 97731**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Special Warranty Deed

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)

Wilbur C. & Sharon C. Osterberg

Grantor's Address:

**2764 Maia Loop
Springfield, OR 97477**

4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)

Sierra Cascade, LLC

Grantee's Address:

PO Box 166, Chemult, OR 97731

- 5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

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

**Sierra Cascade, LLC
PO Box 166, Chemult, OR 97731**

6. TRUE AND ACTUAL

**CONSIDERATION - Required by
ORS 93.030 for an instrument
conveying or contracting to convey
fee title or any memorandum of
such instrument:**

\$55,000.00

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A
LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -**

Required by ORS 312.125(4)(b)(B):

47Amf

GRANTOR NAME AND ADDRESS:
Wilbur C. & Sharon Osterberg
2764 Maia Loop
Springfield, Oregon 97477

GRANTEE NAME AND ADDRESS:
Sierra Cascade, LLC
c/o Dana Van Pelt
P.O. Box 166
Chemult, OR 97731

AFTER RECORDING RETURN TO:
Amerititle

SEND TAX STATEMENTS TO: Grantee

THE TRUE AND ACTUAL CONSIDERATION
STATED IN THIS INSTRUMENT IS \$55,000.00.

SPECIAL WARRANTY DEED

WILBUR C. OSTERBERG and SHARON C. OSTERBERG, Husband and Wife, Grantors, convey and specially warrants to SIERRA CASCADE, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

See the attached Exhibit A

SUBJECT TO contracts and/or liens for irrigation and/or drainage and fire protection, restrictions, easements, restrictions and rights-of-way of records, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$55,000.00.

DATED this 16th day of July, 2004.



(X) Wilbur C. Osterberg
WILBUR C. OSTERBERG
(X) Sharon C. Osterberg
SHARON C. OSTERBERG

STATE OF OREGON, County of Lane) ss.

PERSONALLY APPEARED the above-named Wilbur C. Osterberg and Sharon C. Osterberg and acknowledged the foregoing instrument to be their voluntary act(s) and deed(s).

Before me this 16th day of July, 2004.

Anna Mae Miglioretto
NOTARY PUBLIC FOR OREGON

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which lies South 19 degrees 24' East, a distance of 1005 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon and running thence continuing South 19 degrees 24' East along the Westerly right of way line of the Dalles-California Highway a distance of 90 feet and along the arc of a 2 degrees 56' curve to the left a distance of 10 feet; thence 70 degrees 36' West a distance of 300 feet to an iron pin; thence North 19 degrees 24' West a distance of 100 feet to an iron pin; thence North 70 degrees 36' East a distance of 300 feet, more or less to the point of beginning, in the SW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies South 19 degrees 24' East a distance of 1095 feet and along the arc of 2 degrees 56' curve to the left a distance of 10 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon and running thence; continuing Southeasterly along the arc of a 2 degrees 56' curve to the left a distance of 100 feet; to a point; thence South 70 degrees 36' West a distance of 303.1 feet to an iron pin; thence North 19 degrees 24' West a distance of 100 feet to an iron pin; thence North 70 degrees 36' East a distance of 300 feet, more or less, to the point of beginning, in the SW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies South 19 degrees 24' East a distance of 1095 feet and along the arc of a 2 degrees 56' curve to the left a distance of 110 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon, and running thence, continuing Southeasterly along the arc of a 2 degrees 56' curve to the left a distance of 190.2 feet to an iron pin on the Westerly right of way line of the Dalles-California Highway on the South section line of Section 21, Township 27 South, Range 8 East of the Willamette Meridian; thence South 89 degrees 12' West along the Section line a distance of 340.9 feet to an iron pin which lies North 89 degrees 12' East along the Section line a distance of 764.5 feet from the Southeast corner of said Section 21; thence North 19 degrees 24' West a distance of 81.1 feet to an iron pin; thence North 70 degrees 36' East a distance of 303.1 feet, more or less to the point of beginning, in the SW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING from the above described parcels that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by Deed recorded June 22, 1954 in Volume 267 of Deeds, page 446, Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to the State of Oregon in Recorded April 18, 2001 Volume:M01, page 16930, Microfilm Records of Klamath County, Oregon

Tax Account No.: 2708-021CC-00900-000

Key No.: 168829