

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

**2013-013835****Klamath County, Oregon****12/18/2013 09:35:25 AM****Fee: \$47.00**

Forest Products Federal Credit Union  
PO BOX 1179  
Klamath Falls, OR. 97601

Grantor's Name and Address

Pacific Crest Federal Credit Union  
PO Box 1179  
Klamath Falls, OR. 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Pacific Crest Federal Credit Union  
PO Box 1179  
Klamath Falls, OR. 97601

Until requested otherwise, send all tax statements to (Name and Address):

Pacific Crest Federal Credit Union  
PO Box 1179  
Klamath Falls, OR. 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

MT13910-11245

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that Forest Products Federal Credit Union

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Pacific Crest Federal Credit Union

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

AMERITITLE has recorded this instrument by request as an accommodation 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ CHANGE NAME. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on DECEMBER 10, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Kathie Philp  
President/CEO

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on December 10, 2013

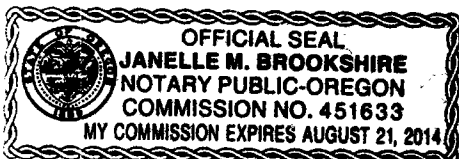
by

as

of

Kathie Philp  
President/CEO

Pacific Crest Federal Credit Union



Janelle M. Brookshire  
Notary Public for Oregon

My commission expires August 21, 2014

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A tract of land situated in Lot 5, Block 6, Tract 1080, Washburn Park, a duly recorded subdivision, more particularly described as follows:

Beginning at the Southeast corner of said Lot 5; thence West along the North line of Hilyard Avenue 194.04 feet; thence N. 00°09'45" E. 50.00 feet; thence W. 50.00 feet; thence N00°09'45" E; 230.00 feet, thence East 249.61 feet to the Westerly line of Washburn Way; thence along a Westerly line of Washburn Way, S. 00°04'50" W. 141.19 feet, S. 16°39'57" W. 21.75 feet, S. 00°02'00" E. 117.97 feet to the point of beginning, with bearings based on the subdivision plat of said Tract 1080, Washburn Park, containing 1.53 acres.

**PARCEL 2**

A tract of land situated in Lot 5 Block 6, Tract 1080, Washburn Park, a duly recorded subdivision, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 5; thence West along the North line of Hilyard Avenue 194.04 feet; thence N. 00°09'45" E. 50.00 feet; thence West 50.00 feet to the true point of beginning of this description; thence N. 00°09'45" E. 354.06 feet to the point on the North line of said Lot 5; thence following the original lines of said Lot 5, N. 89°55'10" W. 210.57 feet, S. 00°04'50" W. 244.13 feet, along the arc of a curve to the left (central angle = 90°04'50" and radius = 160.00 feet) 251.55 feet, East 49.77 feet, and N. 00°09'45" E. 50.00 feet to the true point of beginning, containing 1.82 acres (79,485 square feet), with bearing based on the subdivision plat of said Tract 1080-Washburn Park.

Subject, however, to the following:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner and Norma E. Waggoner to California Pacific Utilities Company dated November 10, 1970, recorded November 30, 1970, in Volume M70 page 10618, Deed Records of Klamath County, Oregon. (runs along West side of Washburn Way)
3. Right of way for pipe line, including the terms and provisions thereof, given by Washburn Enterprises, Inc., an Oregon corporation, to Oregon Water Corporation, a public utility of the State of Oregon, dated February 5, 1973, recorded February 21, 1973, in Volume 73 page 1863, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of Washburn Park as follows:  
"...said plat subject to: Building set-back lines as prescribed in present applicable ordinances; all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any recorded protective covenants."
5. Reservations and restrictions, including the terms and provisions thereof, as contained in the deed from Washburn Enterprises, Inc., to Ore-Cal General Wholesale, Inc., dated April 16, 1976, recorded April 20, 1976, in Volume M76 page 5673, microfilm records of Klamath County, Oregon. (Affects Parcel 1)

### **PARCEL 3**

A tract of land situated in TRACT 48, ENTERPRISE TRACTS, a duly recorded subdivision, also being in the SE1/4SE1/4SE1/4, Section 4, Township 39 S. , R. 9 E. W. M. , Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North right of way line of Hilyard Avenue, said point being N. 00°02'00" W. 40.00 feet and West 349.70 feet from the Southeast corner of said Section 4; thence along the arc of a curve to the right, and being along the Southwesterly line of Lot 5, Block 6, Tract 1080, WASHBURN PARK, a duly recorded subdivision, (radius point bears N. 160.00 feet and central angle = 90°04'50") 251.55 feet; thence S. 00°04'50" W. 160.23 feet; thence East 160.23 feet to the point of beginning, containing 5512 square feet, with bearings based on said TRACT 1080; WASHBURN PARK.

### **PARCEL 4**

A parcel of land lying in the NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the point of intersection of South right of way line of South 6<sup>th</sup> Street with the Westerly right of way line of the U.S.R.S. Drain; thence Northwesterly along the South right of way line of South 6<sup>th</sup> Street 130 feet to point "X", being the NE1/4 corner of the Parcel conveyed to Gulf Oil Corporation by Deed recorded April 28, 1969 in Book M69 at page 3099, Microfilm Records of Klamath County, Oregon; thence South 29 degrees 28' 30" East parallel with the Westerly right of way line U.S.R.S. Drain to the Northeasterly right of way line of Oregon-California and Eastern Railroad right of way; thence South 66 degrees 54' 30" East along Railroad right of way a distance of 186.89 feet more or less to the intersection with the Westerly line of U.S.R.S. Drain; thence North 28 degrees 23' 30" West along said Drain 323.22 feet more or less to the point of beginning.