

2013-014108

Klamath County, Oregon



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12/27/2013 03:06:59 PM

Fee: \$42.00

RETURN TO:

Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Ronne Commercial, LLC
c/o Michael J. Ronne
6837 South 6th Street
Klamath Falls, OR 97603

Grantor:

Michael J. Ronne
6837 South 6th Street
Klamath Falls, OR 97603

Grantee:

Ronne Commercial, LLC
6837 South 6th Street
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Michael J. Ronne, Grantor, conveys to Ronne Commercial, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of the Dalles-California Highway (South Sixth Street) and the South line of said Section 1, said point being South 89°56' West a distance of 17.90 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County surveyor; thence North 46°09' West along the centerline of said highway a distance of 356.00 feet; thence North 17°48' West a distance of 6.18 feet to a 3/4-inch iron pipe on the intersection of the Southwesterly bank of the Enterprise Irrigation District Canal and the Northeasterly right of way line of said Highway, said point being the true point of beginning of this description and said point being North a distance of 306.77 feet and West a distance of 293.94 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 (this point is described as West 293.8 feet and North 310.1 feet from said corner of existing deed records); thence North 17°48' West along the Southwesterly bank of said canal (North 17°46' West by deed record) a distance of 358.00 feet to a 5/8-inch iron pin; thence South 43°51' West a distance of 170.00 feet to a 5/8-inch iron pin on the Northeasterly right of way line of said Highway; thence South 46°09' East along said right of way line (South 46°07' East by deed record) a distance of 315.07 feet to the true point of beginning of this description.

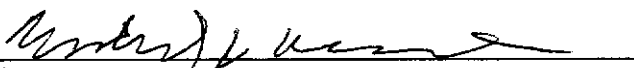
EXCEPTING THEREFROM that portion deeded to the State of Oregon, by and through its State Highway Commission.

Tax Account No. 3909 001DC 00700

The true and actual consideration for this transfer is zero dollars (\$0.00).

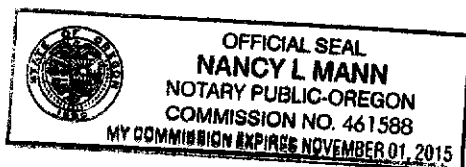
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS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


DATED this 12 day of December 2013.


Michael J. Ronne

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 12 day of December, 2013, the above-named Michael J. Ronne and acknowledged the foregoing instrument to be his voluntary act.




Notary Public for Oregon
My Commission expires: 11-1-15