

2014-001173

Klamath County, Oregon



00148377201400011730040041

02/11/2014 08:32:36 AM

Fee: \$57.00

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Erik C. Larsen  
Hornecker, Cowling, et al  
717 Murphy Road  
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED:  
SEND ALL TAX STATEMENTS TO:**

BC-CML Properties, LLC  
3800 Cherry Lane  
Medford, OR 97504

**GRANTEE:**

BC-CML Properties, LLC  
3800 Cherry Lane  
Medford, OR 97504

**PERSONAL REPRESENTATIVE'S DEED**

FOR VALUE RECEIVED, Cheryl Mayfield, the duly appointed, qualified and acting personal representative of the Estate of Cecil Ellsworth Halstead, deceased, Jackson County Circuit Court Case No. 12-413-P6, as Grantor, does hereby grant, bargain, sell and convey unto, BC-CML Properties, LLC, an Oregon limited liability company, as Grantee, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

**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**



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

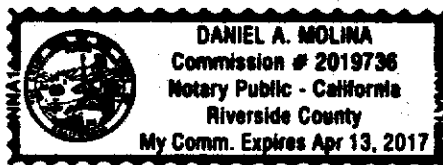
State of California

County of Riverside

On 1/31/14 before me, Daniel A. Molina, Notary Public

personally appeared Cheryl Mayfield

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**Exhibit "A"**

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

A tract of land situate in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the North 1/4 corner of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, according to the plat on file in the Klamath County surveyor's office in file #231; thence East along the Section line 1051.69 feet to the West right of way of State Highway #66; thence South 27°37' West 320.88 feet to the true point of beginning of this description; thence South 67°25'-1/2' West 335.90 feet; thence South 24°12' West 260.00 feet; thence South 62°23' East 119.45 feet; thence South 27°37' West 214.2 feet; thence South 52°07'-1/2' East 69.00 feet to the Westerly right of way of State Highway #66; thence Northeasterly around a 10.5524 degree curve to the left 114.92 feet; thence North 27°37' East 629.80 feet to the true point of beginning of this description. Said parcel contains 2.25 acres more or less and is subject to any easements and/or rights of way of record or apparent upon the premises.

Saving and Excepting that portion deeded to State of Oregon, by and through its Department of Transportation in Warranty Deed recorded April 12, 2004 in M-04 on page 20952, records of Klamath County, Oregon.

Tax Parcel Number: 496001 and M33065