

13910-11319

2014-002125

Klamath County, Oregon

03/12/2014 09:48:46 AM

Fee: \$47.00

RETURN TO:
Michael P. Rudd
Brandsness & Rudd P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
AEI Oregon Property, LLC
Attn: Nicole Ruman-Skinner
1150 17th Street NW
Washington, DC 20036

GRANTOR:

American Enterprise Institute
1150 Seventeenth Street, NW
Washington, D.C. 20036

GRANTEE:

AEI Oregon Property, LLC
1150 Seventeenth Street, NW
Washington, D.C. 20036

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.

-BARGAIN AND SALE DEED-

American Enterprise Institute, Grantor, conveys to AEI Oregon
Property, LLC, an Oregon limited liability company, Grantee, the
following described real property situated in the County of
Jackson, State of Oregon, to-wit:

Parcel 1: The East half of the Southeast quarter of the
Northwest quarter of Section 8, Township 37 South, Range 1
West, Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM the following: Beginning at a 5/8" iron
pin, on the North-South center line of Section 8, Township 37
South, Range 1 West, Willamette Meridian, Jackson County,
Oregon, said point being South 0°06'35" East, 1335.39 feet,
from the North quarter corner of Section 8; thence North
89°40'05" West, 653.90 feet, to a 5/8" iron bar, at the
intersection of Hondeleau Lane, and a 60 foot North-South
roadway; thence South 0°06'35" East, 665.60 feet; thence
South 89°40'05" East, 426.95 feet; thence South 56°28'05"
East, 131.68 feet; thence South 79°58'05" East, 119.16 feet,
to intersect said North-South center line of Section 8;
thence North 0°06'35" West, along said line, 758.05 feet, to
the point of beginning.

Parcel 2: The West 10 acres of the East 30 acres of the
Southeast quarter of the Northwest quarter of Section 8,
Township 37 South, Range 1 West, Willamette Meridian, Jackson
County, Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries
of a strip of land 60 feet in width conveyed to Jackson
County, Oregon by Resolution and Deed recorded as Document
No. 68-04440 Official Records of Jackson County, Oregon.

The true and actual consideration for this transfer is zero
dollars.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,

1147

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 28th day of February, 2014.

David Gerson
American Enterprise Institute
By: David Gerson
Its: Executive Vice-President

DISTRICT OF COLUMBIA) ss.

Personally appeared, David Gerson, who being duly sworn, stated he is an Executive Vice-President of American Enterprise Institute and that said instrument was signed on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument was its voluntary act and deed. Before me:



John Yoshikawa
Notary Public
My Commission expires: 05/14/2018

JOHN YOSHIKAWA
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires May 14, 2018