

2015-002335

Klamath County, Oregon



00166450201500023350030039

03/17/2015 10:17:45 AM

Fee: \$52.00

Michael Lewis Williams and Rhonda Sue Williams, Co-Trustees of the Williams Family Revocable Trust dated April 28, 2004
2124 Arthur Street
Klamath Falls, Oregon 97603

Grantor

RAINY DAY INVESTMENT, LLC,
An Oregon Limited Liability Company
2124 Arthur Street
Klamath Falls, Oregon 97603

Grantee

After recording return to:

Guyer Meisner, Attorneys
5895 Jean Road
Lake Oswego, Oregon 97035

Until a change is requested, all tax statements shall be sent to the following address:

RAINY DAY INVESTMENT, LLC
32950 Circle Drive
Pacific City, Oregon 97135

SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

MICHAEL LEWIS WILLIAMS AND RHONDA SUE WILLIAMS, CO-TRUSTEES OF THE WILLIAMS FAMILY REVOCABLE TRUST DATED APRIL 28, 2004, Grantor, conveys to RAINY DAY INVESTMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, their entire interests in and to the following described real property located in KLAMATH COUNTY, OREGON:

THE TRUE CONSIDERATION for this conveyance is ZERO DOLLARS (\$-0-), and other property or value given which constitutes the whole consideration.


DATED March 12, 2015 to be effective as of January 1, 2015

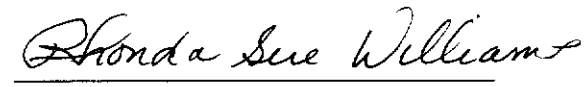
Street Address: 2124 ARTHUR STREET; KLAMATH FALLS, OREGON 97603

Legal Description: SEE ATTACHED EXHIBIT A

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.


MICHAEL LEWIS WILLIAMS,
Co-Trustee


RHONDA SUE WILLIAMS,
Co-Trustee

STATE OF OREGON)
) ss
County of Clackamas)

Personally appeared MICHAEL LEWIS WILLIAMS and RHONDA SUE WILLIAMS, Co-Trustees of the Williams Family Revocable Trust Dated April 28, 2004, and acknowledged the foregoing instrument to be their voluntary act and deed dated on the date first set forth above.





Notary Public for Oregon
My Commission Expires: July 4, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

The Northerly 60 feet and the Westerly 150 feet of the Southerly 85.44 feet of Lot E, Subdivision of ENTERPRISE TRACT NO. 24, in NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO Starting at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South $00^{\circ}00' 1/2''$ East along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Klamath Falls-Lakeview State Highway, also known as South 6th Street, as the same is now located and constructed, said parallel line being also the Northerly right of way line of said Highway; thence South $55^{\circ}52' 1/2''$ East along said right of way line 2,192.4 feet, more or less, to an iron peg marking the Southwesterly corner of that certain tract of land conveyed to Swan Lake Moulding Company by deed dated May 16, 1968, and recorded in Volume M68, page 4736 of Klamath County Deed Records from which peg a cross chiseled in the concrete sidewalk bears South $34^{\circ}07' 1/2''$ West 10.0 feet; thence North $34^{\circ}07' 1/2''$ East at right angles to Sixth Street 150.0 feet to an iron peg and the true point of beginning of this description; thence South $55^{\circ}52' 1/2''$ East 73.52 feet to an iron peg in the East line of Enterprise Tract No. 33A; thence North $00^{\circ}21' 1/2''$ East 132.36 feet along the East line to an iron peg; thence South $34^{\circ}07' 1/2''$ West 109.92 feet to the place of beginning.