

AmeriTitle
MTC 13910-11548

2015-002420
Klamath County, Oregon
03/19/2015 02:39:59 PM
Fee: \$52.00

GRANTOR:

Alan R. Wells, Trustee of the Alan R. Wells Trust
202 NW 6TH ST., CORVALLIS, OR 97330

GRANTEE:

Marc D. Mezzetta, Trustee
370 W. NAPA ST., SONOMA, CA 95476

SEND TAX STATEMENTS TO:

Marc D. Mezzetta, Trustee
370 W. NAPA ST., SONOMA, CA 95476

AFTER RECORDING RETURN TO:

Marc D. Mezzetta, Trustee
370 W. NAPA ST.
SONOMA, CA 95476

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.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Alan R. Wells, Trustee of the Alan R. Wells Trust Utd October 28, 2011, Grantor, conveys to
Marc D. Mezzetta, Trustee of the Marc D. Mezzetta Truste dated September 24, 2007, Grantee, the
following described real property, situated in the County of Klamath, State of Oregon,

SEE ATTACHED LEGAL DESCRIPTION

The actual consideration consists of or includes other property or other value given or promised, which
other property or value is either part or the whole consideration.

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.

Dated: 3-10-2015

Alan R. Wells, Trustee,

BY: [Signature]

Trustee

State of Oregon
COUNTY of Benton

This instrument was acknowledged before me on March 10, 2015, by Alan R. Wells, as Trustee, on
behalf of the Alan R. Wells Revocable Trust.

Elisa Kennedy-Garcia, Notary Public - State of OREGON
My commission expires: 01-21-16

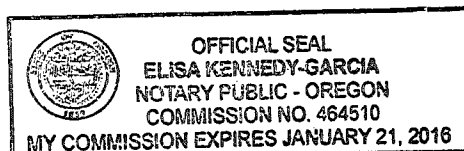


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The following described property in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Westerly right of way line of the Old Dalles – California Highway which bears North 89° 42' West 770.8 feet; thence South 6° 2' West 343.1 feet from 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along Westerly line of highway South 6° 2' West 575.3 feet; thence South 16° 26' West 73.8 feet; thence North 89° 42' West 475.4 feet; thence along the forty line North 2° 32' East 643.8 feet; thence South 89° 42' East 528.4 feet to the place of beginning, being a portion of the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom that portion lying Westerly of the Oregon State Highway described in Volume 272, page 92, Deed Records of Klamath County, Oregon

ALSO SAVING AND EXCEPTING that portion lying within the boundaries of the Oregon State Highway as described in Volume 135, page 571, Deed Records of Klamath County, Oregon.

PARCEL 2:

A tract of land lying in the NE1/4NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Easterly right of way line of the Dalles – California Highway, which bears North 89°42' West a distance of 710.5 feet and thence South 6°02' West a distance of 309.1 feet from the quarter corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: South 89°09' East a distance of 300 feet to a point; thence South 6°02' West a distance of 145.9 feet to a point; thence North 89°09' West a distance of 300 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence, following the Easterly right of way line to the Dalles-California Highway, North 6°02' East a distance of 145.9 feet to the point of beginning.

PARCEL 3:

A tract of land situated in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Westerly right of way line of the original Dalles-California Highway (now known as Wocus Road) which lies North 89°42' West a distance of 770.8 feet and South 6°02' West a distance of 181.6 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian and running thence: continuing South 6° 02' West along the Westerly right of way line of the original Dalles – California Highway a distance of 161.5 feet to an iron pin; thence North 89° 42' West parallel to the North line of

(Continued)

(Legal Description Continued)

said Section 18 a distance of 528.4 feet to an iron pin on the 40 line; thence North 2° 32' East along the 40 line a distance of 160.7 feet to an iron pin; thence South 89° 42' East parallel to the North line of said Section 18 a distance of 538.1 feet, more or less, to the point of beginning, EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded in Volume 135, Page 324, Deed records of Klamath County, Oregon, AND EXCEPTING THEREFROM any portion thereof lying west of the relocated The Dalles – California Highway (U.S. Highway 97)

TOGETHER WITH the following described tract of land: Beginning at a point on the Easterly right of way line of the Dalles – California Highway (U.S. Highway 97), said point being North 06° 41' 36" West 0.99 feet from the Southeast corner of that parcel described in Volume 135, Page 511, Deed Records of Klamath County, Oregon; thence South 88° 16' 38" West 4.14 feet; thence South 05° 56' 28" East 0.84 feet to the South line of said parcel and the North line of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 0.84 feet to the South line of said parcel and the North line of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 161.65 feet to the South line of said Parcel 1 and the North line of that parcel described Volume 135, Page 571, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 4.96 feet; thence South 89° 35' 46" East 4.42 feet to said Easterly right of way line; thence Northerly along the arc of a 7212.00 foot radius curve to the left through a delta angle of 0° 02' 22", the long chord of which bears North 05° 23' 07" West 4.96 feet, to the Northeast corner of said parcel and the Southeast corner of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence Northerly along the Easterly line of said Parcel 1 161.69 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle of 1° 17' 04", the long cord of which bears North 06° 02' 50" West 161.68 feet, to the Northeast corner of said Parcel 1 and the Southeast corner of that parcel described in Volume 135, Page 511, Deed Records of Klamath County, Oregon; thence Northerly along the East line of said Parcel 0.99 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle 00°00'28", the long chord of which bears North 06°41'36" West 0.99 feet, to the point of beginning;