

2015-006637

Klamath County, Oregon



00171604201500066370020022

06/23/2015 03:50:05 PM

Fee: \$47.00

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

MAIL TAX STATEMENTS:
Buchanan Country Treasure,
LLC
c/o Robert G. Buchanan
13490 Algoma Road
Klamath Falls, OR 97601

Grantor:

Robert Buchanan and
Kathleen Buchanan
13490 Algoma Road
Klamath Falls, OR 97601

Grantee:

Buchanan Country Treasure, LLC
13490 Algoma Road
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

Robert Buchanan and Kathleen Buchanan, as tenants by the entirety, Grantor, conveys to Buchanan Country Treasure, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Attached Exhibit "A"

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, 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 19th day of June 2015.

Robert Buchanan
Robert Buchanan

Kathleen K Buchanan
Kathleen Buchanan

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 19 day of June 2015, the above-named Robert Buchanan and Kathleen Buchanan and acknowledged the foregoing instrument to be their voluntary act and deed.

Karen A Baker
Notary Public for Oregon

My Commission expires: 9/20/2017



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of SE 1/4 NW 1/4 and SW 1/4 NE 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway as now constructed which lies 341 feet West and 1,071 feet South of the Northeast corner of the SE 1/4 NW 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian, and running thence: East to the East line of the SW 1/4 NE 1/4 of said Section 18; thence South along the 40 line to a point on the East-West quarter line; thence West along the East-West quarter line to its intersection with the Easterly right of way line of the Dalles-California Highway; thence Northerly following the Easterly right of way line of the Dalles-California Highway to the point of beginning.

Save and excepting the following described parcels:

Portion of the SW 1/4 NE 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian conveyed to Marie Hagelstein Suiter by Deed Volume 316, Page 673, Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the SW 1/4 NE 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the old Dalles-California Highway, said point being North a distance of 1,525.2 feet and East a distance of 1,000.1 feet from the iron axle marking the Southeast corner of Lot 3, Section 18, Township 37 South, Range 9 East, Willamette Meridian, and said point being the point of beginning for that tract of land described in Deed Volume 203, page 483, Klamath County Deed Records; thence South 87°43' East along the North boundary of that tract of land described in Deed Volume (this bearing being East by record of said Deed Volume) a distance of 334.4 feet to an iron pin on the true point of beginning of this description; thence South 87°43' East along said North boundary a distance of 289.1 feet to an iron pin; thence South 35°02'30" East a distance of 122.0 feet to an iron pin; thence South 64°53'30" West a distance of 184.8 feet to an iron pin; thence North 45°16'30" West a distance of 269.6 feet, more or less, to the true point of beginning.

PARCEL 3:

A tract of land situated in the NW 1/4 SE 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point 240 feet East of the point marking the center quarter corner of Section 18, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence Easterly along the North line of the SE 1/4 of said Section 18 a distance of 120 feet; thence Southerly at right angles to the North line of the SE 1/4 of said Section 18 a distance of 150 feet; thence Westerly parallel to the North line of the SE 1/4 of said Section 18 a distance of 120 feet; thence Northerly at right angles to the North line of the SE 1/4 of said Section 18 a distance of 150 feet, more or less, to the point of beginning.