

AFTER RECORDING RETURN TO:

Rhine-Cross Group, LLC
PO Box 909
Klamath Falls, OR 97601

2015-011606

Klamath County, Oregon



00177622201500116060020025

10/22/2015 11:05:58 AM

Fee: \$47.00

BARGAIN AND SALE DEED

Know all by these presents that Dan Martin Construction, Inc, hereinafter called grantor, hereby grant, bargain, sell and conveys unto Hidden Valley Homeowners Association, Inc., hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property situated in the County of Klamath, State of Oregon, described in the attached:

Exhibit "A"

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is, \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness whereof, the Grantor has executed this instrument this 12th day of OCTOBER, 2015.

Dan Martin Construction, Inc.

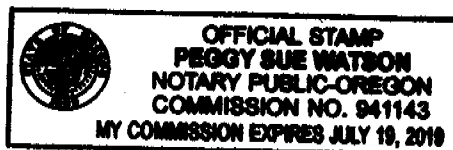
REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF OREGON)

ss.

County of Klamath)

This instrument was acknowledged before me on this 12th day of OCTOBER, 2015, by Dan Martin, President of Dan Martin Construction, Inc.

Notary Public

My commission expires: July 19, 2019

**TRACT 1533 – Hidden Valley Phase 1
COMMON AREA TRACT "A" BOUNDARY**

EXHIBIT "A"

A tract of land situated in the SW1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said tract being a portion Parcel 3 of L.P. 11-92, more particularly described as follows:

Beginning at the southeast corner of Parcel 3 of L.P. 11-92, said point marking the northerly right of way of Hilyard Ave at the eastern terminus of the road as shown on L.P. 11-92; thence along the said northerly right of way of Hilyard Ave S89°47'45"W, 37.32 feet to a point of curvature; thence 31.45 feet along a 20.00 foot radius curve to the right through a central angle of 90°05'46" (the long chord of which bears N45°09'22"W, 28.31 feet) to a point on the easterly line of Markgraf Lane; thence along the easterly line of Markgraf Lane N00°06'30"W, 160.51 feet to a point of curvature; thence 49.67 feet along a 200.00 foot radius curve to the left through a central angle of 14°13'49" (the long chord of which bears N07°13'24"W, 49.55 feet); thence leaving said easterly right of way line of Markgraf Lane S89°57'51"E, 63.58 feet; thence S00°05'06"E, 229.45 feet to the Point of Beginning. Containing 13,190 square feet more or less.

Basis of Bearings is grid north on the Oregon Coordinate Reference System (OCRS) Bend-Klamath Falls zone.