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04/19/2016 09:48:00 AM

Fee: \$52.00

## AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

## SEND TAX STATEMENTS TO:

Pave the Way, LLC  
13931 Hill Road  
Klamath Falls OR 97603

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**BARGAIN AND SALE DEED**

Steven M. Carson and JoAnne Carson, as Trustees of the Steve and JoAnne Carson Trust, dated January 7, 2005, Grantors, convey unto Pave the Way, LLC, an Oregon Limited Liability Company, Grantee, the Trust's interest in the following-described parcels of real property located in Klamath County, Oregon:

This Deed is made for estate planning purposes and no consideration stated in dollars has been paid.

**Parcel No. 1:**

A tract of land situated in Tracts 13 and 14 of Altamont Ranch Tracts; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and a portion of vacated Bristol Avenue, being in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the south line of said Tract 14, from which the southeast corner of said Tract 14 bears N 89° 37' 34" East 500.00 feet; thence S 89° 37' 34" W 697.55 feet to a point on the Easterly right of way line of Washburn Way (said right of way as shown on recorded Survey No. 4918); thence N 03° 06' 50" W, along said right of way, 144.05 feet; thence N 34° 36' 07" E 657.36 feet to a point on the southerly right of way line of Bristol Avenue; thence along the right of way of Bristol Avenue, along the arc of a curve to the left (radius point bears N 28° 55' 20" E 240.00 feet and central angle equals 28° 57' 18") 121.29 feet, N 00° 01' 48" W 10.00 feet, and N 89° 58' 02" E 160.55 feet; thence S 00° 04' 41" E 660.57 feet to the point of beginning, with bearings based on the recorded survey of Property Line Adjustment No. 2-96.

Klamath County Assessor's Account No. R-3909-010CC-00200-000

**Parcel No. 2:**

A tract of land situated in Tracts 13 and 14 of Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and a portion of vacated Bristol Avenue, being in the SW¼ SW¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the easterly right of way line of Washburn Way (said right of way as shown on recorded Survey No. 4918) from which the southeast corner of said Tract 14 bears S 00° 06' 50" E 144.05 feet and N 89° 37' 34" E 1197.55 feet; thence N 03° 06' 50" W, along said Easterly right of way line, 521.63 feet to the intersection with the center line of Vacated Bristol Avenue; thence N 89° 58' 02" E 404.17 feet; thence S 34° 36' 07" W 657.36 feet to the point of beginning, with bearings based on the recorded survey of said Property Line Adjustment No. 2-96.

Klamath County Assessor's Account No. R-3909-010CC-00202-000

**Parcel No. 3:**

All that portion of the West ½ of Lot 12, ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Easterly of the 60 foot wide right of way described as Parcel One in Deed to Klamath County, dated September 20, 1990, recorded January 11, 1991 in Volume M91, Page 745, Deed Records of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3909-010CB-01200-000

**Parcel No. 4:**

A tract of land situated in the NW¼ SW¼ of Section 10, Township 39 South, Range 9 E.W.M. and being a portion of Tract 12, Supplemental Plat of Altamont Ranch Tracts and being more particularly described as follows:

Beginning at an iron pin which bears N. 88° 55' 18" W a distance of 1238.72 feet and S 0° 06' 00" E a distance of 60.0 feet from the northeast corner of said Tract 12, Altamont Ranch Tracts, said point also being the northeast corner of parcel described as Parcel 2 in deed to Klamath County, recorded in Volume M91 page 745, Deed records of Klamath County, Oregon; thence S 88° 55' 18" E a distance of 149.99 feet to an iron pin; thence along the arc of a 110 foot radius curve to the right a distance of 131.13 feet to an iron pin; thence S 35° 28' 03" E a distance of 154.53 feet to an iron pin;

thence along the arc of a 240 foot radius curve to the left a distance 70.82 feet to a point on the north right of way line of Bristol Avenue; thence along said right of way line S 89° 56' W a distance of 376.25 feet to an iron pin marking the southeast corner of said Parcel 2 described above; thence N 0° 10' 50" E along the east line of said parcel a distance of 225.13 feet to the point of beginning, but excluding the manufactured structure located thereon, Serial Number 11817032, and an area 30 feet in width surrounding said manufactured structure, Klamath County Tax Property ID No. M873390.

Klamath County Assessor's Account No. R-3909-010CB-01202-000

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.

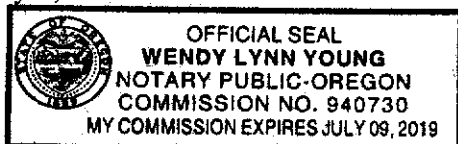
Dated this 14 day of April 2016.

Steven M. Carson  
Steven M. Carson, Trustee

JoAnne Carson  
JoAnne Carson, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 14<sup>th</sup> day of April, 2016, by Steven M. Carson and JoAnne Carson, Trustees of the Steve and JoAnne Carson Trust, uda January 7, 2005.



Wendy Lynn Young  
Notary Public for Oregon  
My Commission Expires: 7-9-19