

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY

2016-012615

Klamath County, Oregon

11/28/2016 11:46:00 AM

Fee: \$52.00

AMERITITLE
MTC 1346-11771

Meadows 131, LLC

5665 Meadows Rd., Ste 140

Lake Oswego, OR 97035

Grantor's Name and Address

Albina Holding, Inc.

801 Main Street

Vancouver, WA 98660

Grantee's Name and Address

After recording, return to (Name and Address):

Albina Holding, Inc.

801 Main Street

Vancouver, WA 98660

Until requested otherwise, send all tax statements to (Name and Address):

Albina Holding, Inc.

801 Main Street

Vancouver, WA 98660

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Meadows 131, LLC an Oregon limited liability company

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Albina Holding, Inc., dba Albina Fuel Company

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Attached hereto and incorporated herein

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ good and valuable consideration. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Meadows 131, LLC

By: Greg Arntson
Greg Arntson, Its ManagerSTATE OF OREGON, County of Multnomah ss.This instrument was acknowledged before me on November 7 2016by Greg Arntson

This instrument was acknowledged before me on _____

by _____

as _____

of OFFICIAL STAMP

DENISE D SMITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 938325
MY COMMISSION EXPIRES APRIL 19, 2019

Denise D Smith
Notary Public for Oregon

My commission expires April 19, 2019

Parcel 1:

A parcel of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point which lies 557.89 feet Southerly from the Southerly right of way line of Hilyard Avenue, said point being South 89° 33' 35" East 932.35 feet and South 00° 26' 25" West 587.89 feet from the Northwest corner of said Section 10; thence South 00° 26' 25" West 350.00 feet; thence West 60.00 feet; thence North 00 degrees 26' 25" East 350.00 feet; thence South 89° 33' 35" East 60.00 feet tot the point of beginning.

Parcel 2:

A parcel of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point that is East a distance of 30 feet and North 00° 34' West a distance of 398.00 feet from the Southwest corner of the NW 1/4 NW 1/4; thence East 622.3 feet to the point of beginning; thence North 00° 34' West parallel to the East line of Washburn Way 350 feet; thence East 210.43 feet; thence South 350 feet; thence West 204.28 feet to the point of beginning.

Parcel 3:

A tract of land situated in the NW1/4NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described as Parcel 2 in Deed Volume M84, page 10355, from which the Southwest corner of the NW1/4 NW1/4 of said Section 10 bears West 622.3 feet, South 00° 34' East 398.0 feet and West 30 feet; thence North 00° 26' 25" East 350.06 feet to the Northwest corner of said Parcel 2; thence North 89° 33' 43" West 25.68 feet to the Southerly extension of the centerline of Broadmore Street, which bears North 00° 09' 48" East; thence South 00° 09' 48" West 350.05 feet to a point on the South line of that tract of land describe din Deed Volume M86, page 6690; thence South 89° 32' 51" East 23.99 feet to the point of beginning, containing 8694 square feet.

Parcel 4:

A tract of land situated in the NW1/4 NW1/4 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 East line of the Southerly extension of Broadmore Street said point being South 89° 06' 00" East 64.11 feet, South 00° 02' 42" East 30.00 feet, South 89° 06' 00" East 594.46 feet and South 00° 09' 48" West 366.27 feet from the Northwest corner of said Section 10; thence continuing South 00° 09' 48" West 193.69 feet to a point on the North line of that tract of land described as Parcel 2 in Deed Volume M84, page 10355 of the Klamath County Deed Records; thence South 89° 33' 43" East, along said North line, 25.68 feet; thence North 00° 09' 48" East 20.14 feet; thence along the arc of a curve to the left (Radius = 330.00 feet and Central Angle = 16° 49' 31") 96.91 feet; thence along the arc of a curve to the right (Radius Point bears North 73° 20' 17" East 270.00 feet and Central Angle 16° 49' 31") 79.29 feet to the point of beginning, containing 2821 square feet and with bearing based on the recorded map of survey of MAJOR LAND PARTITION No. 79-37.

Parcel 5:

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being Parcel 2 as shown on the recorded Major Land Partition No. 79-37, said tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin with cap at the intersection of the Southerly right of way line of Hilyard Avenue and the Easterly right of way line of the Southerly extension of Broadmore Street, said iron pin being South 89° 06' 00" East 64.11 feet, South 00° 02' 42" East 30.00 feet and South 89° 06' 00" East 594.46 feet from the Northwest corner of said Section 10; thence South 89° 06' 00" East, along the Southerly right of way line of said Hilyard Avenue, 273.22 feet to the 5/8 inch iron pin with cap; thence South 00° 54' 00" West 557.76 feet to a 5/8 inch iron pin; thence North 89° 33' 43" West 240.37 feet to a 5/8 inch iron pin with cap on the Easterly right of way line of said Southerly extension of Broadmore Street; thence, Northerly along said Broadmore Street extension, North 00° 09' 48" East 20.14 feet, along the arc of a curve to the left (central angle = 16° 49' 31" and radius = 330.00 feet) 96.91 feet, along the arc of a curve to the right (Central angle = 16° 49' 31" and radius = 270.00 feet) 79.29 feet, and North 00° 09' 48" East 366.25 feet to the point of beginning, with bearings begin based on the recorded map of survey of said Major Land Partition.

ALSO

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Hilyard Avenue, 807.74 feet East of the intersection of the South line of Hilyard Avenue and the East line of Washburn Way; thence South 00° 26' 25" West 908.36 feet to a point; thence East 60.00 feet to a point; thence North 00° 26' 25" East 907.89 feet to a point on the South line of Hilyard Avenue; thence West 60.00 feet to the point of beginning.

LESS AND EXCEPT

A parcel of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point which lies 557.89 feet Southerly from the Southerly right of way line of Hilyard Avenue, said point being South 89° 33' 35" East 932.35 feet and South 00° 26' 25" West 587.89 feet from the Northwest corner of said Section 10; thence South 00° 26' 25" West 350.00 feet; thence West 60.00 feet; thence North 00° 26' 25" East 350.00 feet; thence South 89° 33' 35" East 60.00 feet to the point of beginning.