

2017-000768

Klamath County, Oregon



00198162201700007680020026

01/25/2017 11:17:16 AM

Fee: \$47.00

Returned at Counter

After recording, return to :
 Brandsness, Brandsness & Rudd, P.C.
 Attorneys at Law
 411 Pine Street
 Klamath Falls, OR 97601

Send tax statements to:
 Harlan's LLC
 3029 Orindale Road
 Klamath Falls, OR 97601

Grantor:

Gary F. Harlan and Lynda Harlan
 Trustees of the Harlan Family Trust
 3029 Orindale Road
 Klamath Falls, OR 97601

Grantee:

Harlan's LLC
 3029 Orindale Road
 Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Gary F. Harlan and Lynda Harlan, Trustees of the Harlan Family Trust dated November 18, 2011, Grantor, conveys to Harlan's, LLC, an Oregon limited liability company, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See attach Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

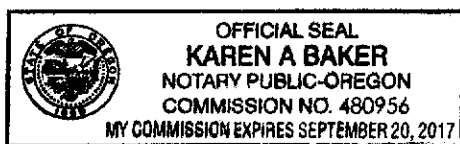
DATED this 19 day of January, 2017.

Gary F. Harlan, Trustee of the
 Harlan Family Trust dated November 18, 2011

Lynda Harlan, Trustee of the
 Harlan Family Trust dated November 18, 2011

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared before me this 19 day of January, 2017, the above-named Gary F. Harlan and Lynda Harlan, Trustees of the Harlan Family Trust dated November 18, 2011, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon
 My Commission expires: 9 20 2017

Exhibit A

Real property located at 3515 Washburn Way, Klamath Falls, Oregon, more commonly described as follows:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ 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 the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, Klamath County Deed Records; thence South 00°02'15" East along the Easterly right of way line of Washburn Way a distance of 483.76 feet to a 5/8 inch iron pin on the true point of beginning of this description; thence South 00°02'15" East along the Easterly right of way line of Washburn Way a distance of 283.76 feet to a 5/8 inch iron pin; thence South 89°24'20" East parallel with Laverne Avenue a distance of 175.00 feet; thence North 00°02'15" East parallel with Washburn Way a distance of 284.05 feet to a 5/8 inch iron pin; thence North 89°30'00" West parallel with the South line of said Fremont Glass & Millwork Co. tract a distance of 175.00 feet to the true point of beginning of this description.

EXCEPTING THEREFROM the North 30 feet deeded to Washburn Enterprises by Deed recorded October 5, 1973 in Volume M73 at Page 13486, Deed Records of Klamath County, Oregon.