

2017-002758

Klamath County, Oregon

03/16/2017 10:00:00 AM

Fee: \$57.00

GRANTOR:

Albina Holdings, Inc.
801 Main St.
Vancouver, WA 98660-3133

GRANTEE:

Bearcat Transportation LLC
801 Main St.
Vancouver, WA 98660-3133

AFTER RECORDING RETURN TO:

Thomas R. Rask, III
Kell, Alterman & Runstein, L.L.P.
520 SW Yamhill St., Suite 600
Portland, OR 97204-3129

MAIL TAX STATEMENTS TO:

Bearcat Transportation LLC
801 Main St.
Vancouver, WA 98660-3133

BARGAIN AND SALE DEED

Albina Holdings, Inc., an Oregon corporation, conveys to Bearcat Transportation LLC, an Oregon limited liability company, as Grantee, and unto Grantee's heirs, successors and assigns, for the consideration herein stated, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, Grantor's interest in the real property situated in Klamath County, State of Oregon as described on the attached Exhibit A.

To Have and to Hold the same unto Grantee and Grantee's heirs, successors and assigns forever.

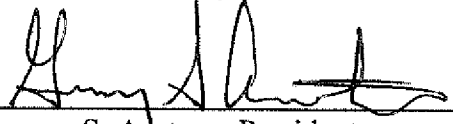
The true consideration for this conveyance Zero Dollars and to correct an error of the original Grantee in the Bargain and Sale Deed recorded in Klamath County Deeds and Records on November 28, 2016 as document No. 2016-012615.

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 ORS 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 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.

WITNESS Grantor's hand as of the 14 day of March, 2017.

ALBINA HOLDINGS, INC.

BY 
Gregory S. Arntson, President

STATE OF WASHINGTON, County of Clark) ss.

On this 14th day of march, 2017 before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Gregory S. Arntson, as president of Albina Holdings, Inc., known to me to be the individual described in and who executed the foregoing Bargain and Sale Deed, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes herein mentioned.

NOTARY PUBLIC
STATE OF WASHINGTON
DENISE D SMITH
Commission Expires March 29, 2019



Notary Public in and for the State of
Washington Residing at: Clark CO
My commission expires: March 29, 2019

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

A parcel of land situated in the NW 1/4 NW 1/4 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 to the point of beginning.

Parcel 2:

A parcel of land situated in the NW 1/4 NW 1/4 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 NW 1/4 NW 1/4 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 NW 1/4 NW 1/4 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 NW 1/4 NW 1/4 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 NW 1/4 NW 1/4 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 NW 1/4 NW 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 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 NW 1/4 NW 1/4 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.