

2017-004679

Klamath County, Oregon

05/03/2017 03:20:00 PM

Fee: \$52.00

After recording, return to:

Henry Wineman, Esq.
Frasco Caponigro Wineman & Scheible, PLLC
1301 W Long Lake Road, Suite 250
Troy, Michigan 48098

Until a change is requested, send tax statements to:

Colvin Oil I, LLC
2520 Foothill Blvd.
Grants Pass, Oregon 97526

File No.: NCS-824684-50

STATUTORY BARGAIN AND SALE DEED

COLVIN STATIONS, INC., an Oregon corporation, Grantor, conveys to COLVIN OIL I, LLC, an Oregon limited liability company, Grantee, the following described real property:

Real property in the County of Klamath, State of Oregon, described as follows:

**** SEE EXHIBIT A: LEGAL DESCRIPTION**

The true consideration for this conveyance is \$812,019.00

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANTOR:

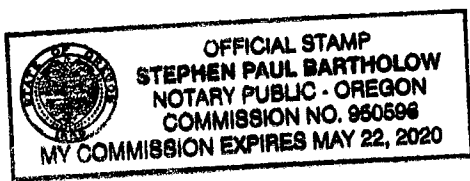
COLVIN STATIONS, INC., an Oregon corporation



Lane Colvin, President

STATE OF OREGON)
) ss.
COUNTY OF Josephine)

This instrument was acknowledged before me on April 27, 2017, by
Lane Colvin as President of Colvin Stations, Inc.





Notary Public of Oregon

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL I:

A PARCEL OF LAND LYING IN THE NW1/4 SE1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF SOUTH 6TH STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE U.S.R.S. DRAIN; THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 6TH STREET 130 FEET TO POINT "X", THE TRUE POINT OF BEGINNING; THENCE SOUTH 29° 08' EAST PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S.R.S. DRAIN TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OREGON-CALIFORNIA AND EASTERN RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ALTAMONT DRIVE; THENCE NORTHERLY AND EASTERLY ALONG THE RIGHT-OF-WAY LINE OF ALTAMONT DRIVE AND SOUTH 6TH STREET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED MAY 6, 1946 IN VOLUME 188, PAGE 382.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED APRIL 17, 2013 IN 2013-004072.

PARCEL II:

EASEMENT FOR INGRESS AND EGRESS SET FORTH IN INSTRUMENT RECORDED APRIL 28, 1969 IN VOLUME M69, PAGE 3099, OVER THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE ABOVE POINT "X"; THENCE SOUTH 29° 08' EAST PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S.R.S. DRAIN A DISTANCE OF 55 FEET; THENCE NORTH TO A POINT ON THE SOUTH LINE OF SOUTH 6TH STREET, SAID POINT BEING EASTERLY 23 1/2 FEET FROM THE TRUE POINT OF BEGINNING; THENCE WEST 23 1/2 FEET TO THE TRUE POINT OF BEGINNING.