



2017-005747
Klamath County, Oregon
05/25/2017 03:42:00 PM
Fee: \$57.00

After Recording Return to:
KIM D. WARD
23160 HWY 20 EAST
BEND, OR 97701

Until change, tax statement shall
be sent to:
Same as Above

STATUTORY BARGAIN AND SALE DEED

KIM WARD

hereinafter called grantor, does hereby grant, bargain, sell and convey unto

KIM D. WARD L.L.C., AN OREGON LIMITED LIABILITY COMPANY

hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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

The true and actual consideration for this conveyance is \$0.00 (Vesting Change)

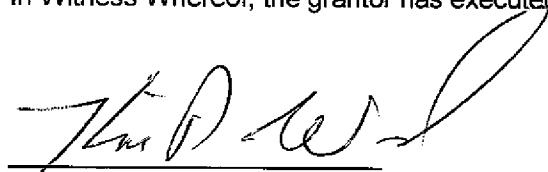
In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Return To:
Deschutes County
Title Company

THIS DOCUMENT FILED FOR RECORD BY
DESCHUTES COUNTY TITLE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION OR
AS TO ITS EFFECT UPON THE TITLE.

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, 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.

In Witness Whereof, the grantor has executed this instrument this 25 day of May, 2017


KIM WARD

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on May 25, 2017, by KIM D. WARD



Notary Public for Oregon
My commission expires: JAN 23, 2021



EXHIBIT "A"

DESCRIPTION OF PROPERTY

11756

The following described real property situate in Klamath County, Oregon:

Parcel B: Beginning at the intersection of the Northerly line of Ward Street and the Easterly line of Riverview Street in the Original Town of Crescent; thence Northerly along the Easterly line of Riverview Street 296 feet to the Easterly right of way line of the Klamath Northern Railroad Company; thence 49 feet on a decreasing spiral curve to the right, through an angle of 1°36' along said right of way; thence Southwesterly parallel with and 25 feet from Riverview Street to the Northeast line of Ward Street; thence Northwesterly along Ward Street to the point of beginning, being a portion of the NE 1/4 SW 1/4 Section 30 Township 24 S. R. 9 E.W.M.

Parcel C: Beginning at the intersection of the Southwesterly line of Ward Street and the Southeasterly line of Riverview Street in the Original Town of Crescent; thence Southwesterly along the Southeasterly line of Riverview Street if extended to the South line of the SW 1/4 SW 1/4 of Section 30 Township 24 S. R. 9 E.W.M.; thence East along said Section line to a point that is 25 feet from, and at right angles to Riverview Street extended; thence Northeasterly parallel to an 25 feet Southeasterly from Riverview Street to the Southwesterly line of Ward Street; thence Northwesterly along Ward Street to the point of beginning, being a portion of the NE 1/4 SW 1/4, NW 1/4 SW 1/4 and SW 1/4 SW 1/4 Section 30 Township 24 S.R. 9 E.W.M.

Parcel D: Beginning at a point from which the one-quarter corner between Sections 30 and 31 bears South 88°38' East, 1341.56 feet; thence Westerly along the Section line 50 feet; thence North 14°40' East 431.96 feet to the North and South one-sixteenth line; thence Southerly along the one-sixteenth line to the Westerly line of that property described in Vol. 282, page 24 and 26 of Klamath County Deed Records; thence Southeasterly along said property line to its most Westerly point; thence South 8°12' West 306.84 feet to the point of beginning, being a portion of the S 1/2 SW 1/4 of Section 30 Township 24 S. R. 9 E.W.M.

Parcel E: All that portion of the NW 1/4 NW 1/4 of Section 31 Twp. 24 S.R. 9 E.W.M., lying Southeasterly of the Gilchrist Railroad right of way and Northwesterly of the following described line: Beginning at a point on the West line of Section 31, which point is 200 feet Northwesterly at right angles to the Dalles-California Highway right of way and is the most Westerly point of that property described in Vol. 266, page 12, Klamath County Deed Records; thence Northeasterly parallel to the Dalles-California Highway right of way 100 feet; thence Southeasterly at right angles 200 feet to the West right of way of said highway; thence Northeasterly along said right of way to that property described in Vol. 301, page 517, Klamath County Deed Records; thence Northwesterly at right angles 200 feet; thence Northeasterly at right angles 300 feet; thence Southeasterly at right angles 200 feet to the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Vol. 327, page 105, Klamath County Deed Records; thence Northwesterly at right angles 200 feet; thence Northeasterly at right angles 200 feet; thence Southeasterly at right angles

20 feet; thence Northeasterly at right angles 100 feet; thence Southeasterly at right angles 120 feet; thence Northeasterly at right angles 10 feet; thence Southeasterly at right angles 60 feet; to the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Vol. 266, page 352, Klamath County Deed Records; thence Northwesterly at right angles 180 feet; thence Northeasterly at right angles 200 feet; thence Northwesterly at right angles 120 feet; thence Northeasterly at right angles 100 feet; thence Southeasterly at right angles 300 feet to the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Vol. 230, page 461, Klamath County Deed Records; thence Northwesterly at right angles to said right of way 280 feet; thence Northeasterly at right angles 150 feet; thence Northwesterly at right angles to the North line of Section 31.

Parcel H: Beginning at a point on the East line of the SW 1/4 NW 1/4 of Section 31 which point lies North along said line 252 feet from the Southeast corner of said SW 1/4 NW 1/4; thence North 60°58' West 1427.23 feet to that property described in Vol. 226, page 39, Klamath County Deed Records; thence Northwesterly at right angles 100 feet; thence Northwesterly at right angles 80 feet to the Easterly right of way of the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Vol. 346, page 560, Klamath County Deed Records; thence Southeasterly at right angles to said right of way 200 feet; thence Northeasterly at right angle 300 feet; thence Northwesterly at right angles 20 feet; thence Northeasterly at right angles 280 feet; thence Southeasterly at right angles 20 feet; thence Northeasterly at right angles 100 feet; thence Northwesterly at right angles, 200 feet to the East right of way of the Dalles-California Highway; thence Northeasterly along said Highway right of way to that property described in Vol. 259, page 428, Klamath County Deed Records; thence Southeasterly at right angles 180 feet; thence Northeasterly at right angles 300 feet; thence Northwesterly at right angles 180 feet to said highway right of way; thence Northeasterly along said highway right of way to that property described in Vol. 331, page 162, Klamath County Deed Records; thence Southeasterly at right angles 280 feet; thence Northeasterly at right angles 300 feet; thence Northwesterly at right angles 100 feet; thence Northeasterly at right angles 200 feet; thence Southeasterly at right angles 20 feet; thence Northeasterly at right angles 285 feet to the North line of Section 31; thence Easterly along said Section line to that property described in Vol. 302, page 38, Klamath County Deed Records; thence South 29°02' West 418 feet; thence Easterly parallel to the North line of Section 31 to the East line of the NW 1/4 NW 1/4 of said Section; thence Southerly along the East line of the NW 1/4 NW 1/4 and SW 1/4 NW 1/4 of Section 31 Township 24 S.R. 9 E.W.M. to the point of beginning. EXCEPTING THEREFROM the following parcel deeded to Arthur V. Ellsworth and Etta D. Ellsworth, husband and wife, in Vol. 274, page 468, Klamath County Deed Records as follows: Running 944.08 feet East from the Northwest corner of Section 31 Township 24 South, Range 9 E.W.M., to an iron pipe on the East line of U. S. Highway 97; thence Southerly on said line 1213 feet 7 inches to a point; thence Easterly 270 feet to point of beginning description of this piece of land; thence continuing Easterly at right angles to Highway 97, 310 feet; thence Westerly at right angles to said Highway 100 feet; thence Northerly, parallel to said Highway 110 feet to point of beginning.

Parcel I: SE 1/4 NW 1/4 and SW 1/4 NE 1/4 of Section 31 Township 24 S.R. 9 E.W.M.

Parcel J: Lot 3 in Block 43 of Original Town of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel O: NE 1/4 NW 1/4 Section 31 Township 24 South, Range 9 East, Willamette Meridian, saving and excepting that portion of said property lying within the following described property: Running East 944.08 feet from the Northwest corner of Section 31 Township 24 S.R. 9 E.W.M. to an iron pin; thence East 243 feet to Main Street; thence East 60 feet to point of beginning of this description; thence Southwest 418 feet parallel with the Dalles-California Highway; thence East 418 feet; thence Northeast 522-1/2 feet; thence West 418 feet; thence Southwest 194-1/2 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of A. C. GOODRICH ATTYS

this 31st day of AUGUST A. D. 1973 at 11:35 o'clock A M., and duly recorded in Vol. N 73 of DEEDS on Page 11755

FEES \$ 6.00

WM. D. MILNE, County Clerk

By Arthur V. Ellsworth