

Returned at Counter

2018-001275

Klamath County, Oregon



00216838201800012750020024

01/31/2018 01:10:54 PM

Fee: \$47.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Richard W. Avey and Daretta K. Avey
1403 Red Bud Drive
Klamath Falls, OR 97601

Grantor:

A & A Outdoor Opportunities, LLC
1403 Red Bud Drive
Klamath Falls, OR 97601

Grantee:

Richard W. Avey and Daretta K. Avey
1403 Red Bud Drive
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

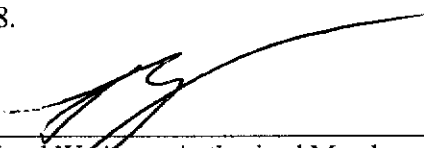
A & A Outdoor Opportunities, LLC, an Oregon limited liability company, Grantor, conveys to Richard W. Avey and Daretta K. Avey, as tenants by the entirety as to a 50% undivided interest, and Douglas S. Avey, as to a 50% undivided interest, as tenants in common, Grantees, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is a distribution.

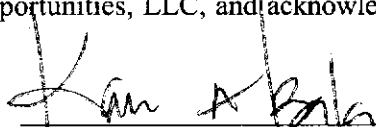
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 24 day of January, 2018.


Richard W. Avey, Authorized Member of
A & A Outdoor Opportunities, LLC, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 24 day of JANUARY, 2018, the above-named Richard W. Avey, Authorized Member of A & A Outdoor Opportunities, LLC, and acknowledged the foregoing instrument to be his voluntary act.


Notary Public for Oregon
My Commission expires: 9-7-21

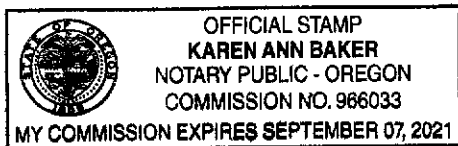


EXHIBIT 'A'

A parcel of land situated in the South half of Section 13, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron rod from which the Brass Cap Section Corner common to Sections 13 and 37, Township 37 South, Range 8 East of the Willamette Meridian, and Sections 18 and 19, Township 37 South, Range 9 East of the Willamette Meridian, which bears South 49° 50' 12" East, 2347.98 feet; thence South 03° 08' 03" West, 1086.90 feet to a 1/2 inch iron rod on the Northerly right of way line of the Algoma County Road; thence along the Northerly right of way line of the Algoma County Road as follows: South 82° 28' 41" West 121.44 feet to a 1/2 inch iron rod; thence South 82° 28' 41" West 207.89 feet to a 1/2 inch iron rod; thence along the arc of a curve to the left 232.56 feet (central angle 11° 19' 53", radius 1175.92 feet, chord bears South 76° 48' 45" West, 232.18 feet) to a 1/2 inch iron rod; thence along the arc of a curve to the right 227.32 feet (central angle 39° 41' 45", radius 328.10 feet, chord bears North 89° 00' 20" West, 222.80 feet) to a 1/2 inch iron rod; thence North 69° 09' 27" West, 662.86 feet to a 1/2 inch iron rod at the intersection with the Easterly right of way line of U.S. Highway 97; thence leaving said Northerly right of way line North 17° 06' 39" East, 47.10 feet along the said Easterly right of way line to a 1/2 inch iron rod; thence continuing along said Easterly right of way line North 17° 06' 39" East, 8 feet more or less, to the high water mark of Klamath Lake; thence leaving said Easterly right of way line in the Northeasterly direction along the high water mark of Klamath Lake to a point from which a 1/2 inch iron rod bears South 89° 52' 06" East, 13 feet, more or less; thence leaving the high water mark South 89° 52' 06" East, 13 feet, more or less, to a 1/2 inch iron rod; thence South 89° 52' 06" East, 536.63 feet to a 1/2 inch iron; thence South 89° 52' 06" East, 119.51 feet to the point of beginning; EXCEPTING THEREFROM that portion lying West of the high water line of the lake.