

2018-007226

Klamath County, Oregon



00223886201800072260050058

After recording return to:

06/15/2018 08:47:13 AM

Fee: \$102.00

Premier Community Bank
314 E Main St
Hillsboro OR 97123

Until a change is requested,
all tax statements shall be sent
to:

Premier Community Bank
314 E Main St
Hillsboro OR 97123

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that CCB - Southview, LLC, ("Grantor"), an Oregon Limited Liability Company whose address is 314 East Main St, Hillsboro OR 97123, releases and quit claims to Premier Community Bank, ("Grantee"), whose address is 314 E Main St, Hillsboro OR 97123 all right, title, and interest in and to the following described real estate property located in the City of Klamath Falls in the County of Klamath and State of Oregon, to-with:

See attached Exhibit A

FOR A VALUABLE CONSIDERATION, in the amount of \$1.00 dollar, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of June 12, 2018.

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 AND 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 on June 12, 2018. If grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

GRANTOR:

CCB - SOUTHVIEW, LLC

By: Premier Community Bank, Member
of CCB - Southview, LLC



Bob Ekblad, EVP and COO of Premier Community Bank

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

This instrument was acknowledged before me on June 12, 2018 by Bob Ekblad, Executive Vice President and Chief Operations Officer of Premier, Community Bank, Member of CCB - Southview, LLC.



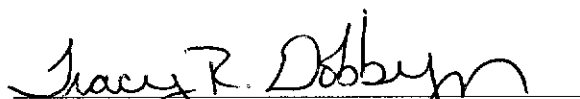

Notary Public - State of Oregon

EXHIBIT "A"

This Exhibit "A" is attached to and by this reference is made a part of the Quit Claim Deed executed by CCB - Southview, LLC, ("Grantor") to Premier Community Bank, ("Grantee").

PARCEL NO. 1

Lots 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147 and 148 of Tract 1461 - The Woodlands-Phase 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL NO. 2

Lot 8 of Tract 1508-The Gardens-Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL NO. 3

Parcel 3:

A parcel of land situated in the NE 1/4 and SE 1/4 of Section 36, Township 38 South, Range 8 East of the Willamette Meridian, the NE 1/4 of Section 1; Township 39 South, Range 8 East of the Willamette Meridian, and the NW 1/4 NW 1/4 of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, all in Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the North-South centerline of Section 36 from which the Northwest corner of the SW 1/4 NE 1/4 of said section bears North 00°11'27" East 427.59, feet; thence South 89°58'12" East 619.61 feet; thence South 27°18'39" East 3530.91 feet; thence South 62°41'21" West 250.36 feet; thence South 27°18'39" East 1811.20 feet to a point on the South line of the NW 1/4 NW 1/4 of Section 6; thence along said South line South 89°28'21" West 199.91 feet to the Southwest corner thereof; thence along the South line of the NE 1/4 NE 1/4 of Section 1 North 89°29'44" West 1330.62 feet to the Southwest corner of said NE

1/4 NE 1/4 thence along the West line of the SE 1/4 NE 1/4 of Section 1 South 00°06'44" East 458.90 feet to the Northerly right of way line of State Highway 140; thence along said Northerly right of way line North 56°12'28" West 194.88 feet; thence leaving said right of way line North 11°59'09" East 364.18 feet to the South line of the NW 1/4 NE 1/4 of Section 1; thence along said South line South 89°56'08" West 516.20 feet to the said Northerly right of way line of State Highway 140; thence along said Northerly right of way line North 50°28'23" West 199.25 feet; thence North 59°17'52" West 439.78 feet; thence leaving said Northerly right of way line North 36°42'45" West 329.35 feet to the North-South center section line of Section 1; thence along said center section line North 00°04'15" East 722.87 feet to the 1/4 corner common to Section 1 and Section 36; thence along the center section line of the Section 36 North 00°11'27" East 3508.58 feet to the point of beginning.

Saving and Excepting, Beginning at the Southeast corner of the NE 1/4 NE 1/4 of said Section 1; thence on the South line of said NE 1/4 NE 1/4 North 89°17'37" West 617.88 feet; thence leaving said South line North 27°18'39" West 235.77 feet; thence North 62°41'21" East 118.54 feet; thence North 27°18'39" West 1195.51 feet; thence North 62°41'21" East 605.39 feet; thence South 27°18'39" East 1811.20 feet to the South line of the NW 1/4 NW 1/4 of said Section 6; thence South 89°28'21" West 199.91 feet on said South line, to the point of beginning.

And Further Excepting Tract 1416-The Woodlands, Phase 1 and Tract 1437-The Woodlands, Phase 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Also Further Excepting Tract 1461, The Woodlands, Phase 3 and Tract 1508, The Gardens Phase 1.

Parcel 2:

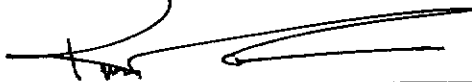
A parcel of land situated in the Southeast quarter Southeast quarter Section 36, Township 38 South, Range 8 East, The Northeast quarter Northeast quarter Section 1, Township 39 South, Range 8 East and the Northwest quarter Northwest quarter Section 6, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter Northeast quarter of said Section 1; thence on the South line of said Northeast quarter Northeast quarter North 89°29'44" West 616.73 feet; thence leaving said South line North 27°18'39" West 237.83 feet; thence North 62°41'21" East 118.54 feet; thence North 27°18'39" West 1195.51 feet; thence North 62°41'21" East 605.39 feet; thence South 27°18'39" East 1811.20 feet to the South line of the Northwest quarter Northwest quarter of said Section 6; thence South 89°28'21" West 199.91 feet on said South line, to the point of beginning with bearings based on C.S. 6513.

GRANTOR:

CCB - SOUTHVIEW, LLC

By: Premier Community Bank, Member
of CCB - Southview, LLC



Bob Ekblad, EVP and COO of Premier Community Bank