

**2019-001697**

**Klamath County, Oregon**

02/22/2019 03:15:01 PM

Fee: \$92.00

**After recording return to:**  
Huycke O'Connor Jarvis, LLP  
Attn: Daniel O'Connor  
823 Alder Creek Drive  
Medford, Oregon 97504

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

No Change.

**BARGAIN AND SALE DEED  
(Property Line Adjustment)  
File No. PLA 11-18  
(Tract B)**

**Varney Creek Cinders, LLC**, an Oregon limited liability company, as Grantor, does hereby grant, bargain, sell and convey unto **Varney Creek Cinders, LLC**, an Oregon limited liability company, as Grantee, all of that certain real property described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO.**

The true consideration for this conveyance consists of, in its entirety, value given other than monetary consideration, receipt of which is acknowledged and accepted by the undersigned. Specifically, this conveyance has been consummated pursuant to a property line adjustment approval issued by the Klamath County Planning Department (Klamath County File Number PLA 11-18).

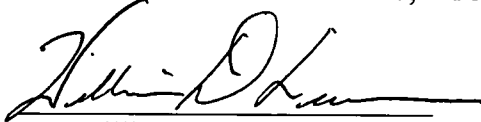
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

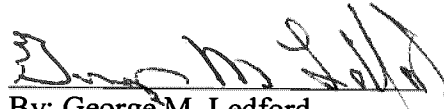
IN WITNESS WHEREOF and executed this 21<sup>st</sup> day of February 2019.

GRANTORS:

VARNEY CREEK CINDERS, LLC



By: William D. Leavens  
Its: Member



By: George M. Ledford  
Its: Member


STATE OF OREGON            )  
  ) ss.  
County of Jackson         )

On February 21, 2019 personally appeared before me William D. Leavens as a Member of VARNEY CREEK CINDERS, LLC, an Oregon limited liability company, and acknowledged said instrument to be his voluntary act and deed.

  
Notary Public for Oregon

STATE OF OREGON            )  
  ) ss.  
County of Jackson         )

On February 21, 2019 personally appeared before me George M. Ledford as a Member of VARNEY CREEK CINDERS, LLC, an Oregon limited liability company, and acknowledged said instrument to be his voluntary act and deed.

  
Notary Public for Oregon

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
OF  
THE CONVEYING PARCEL OF PROPERTY LINE ADJUSTMENT 1 1-18,  
AFTER ADJUSTMENT**

PARCEL 1 OF "LAND PARTITION 26-08", LOCATED IN THE NE1/4 AND THE SE1/4 OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, RECORDED NOVEMBER 29, 2011 AS INSTRUMENT NO.2011-13213, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4 NE1/4 OF SAID SECTION 16; THENCE SOUTH 01°13'32" EAST, ALONG THE EAST LINE OF THE SAID SE1/4 NE1/4, 1306.74 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 16; THENCE WEST 1400.62 FEET TO A POINT ON THE BOUNDARY OF BLOCK 1 OF "TRACT 1017 - MOUNTAIN LAKE HOMESITES"; THENCE ALONG THE BOUNDARY OF SAID "TRACT 1017", NORTH 01°42'44" WEST 676.69 FEET AND SOUTH 88°17'16" WEST 399.35 FEET TO THE CENTERLINE OF STATE HIGHWAY 140; THENCE SOUTHWESTERLY, ALONG THE SAID CENTERLINE, 926.0 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 16; THENCE SOUTH 89°12'11" WEST, ALONG THE SAID SOUTH LINE, 463.66 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00°01'01" WEST, ALONG THE WEST LINE OF THE SAID NE1/4, 1320.35 FEET TO THE C-N 1/16 CORNER OF SAID SECTION 16; THENCE, NORTH 00°00'08" EAST, ALONG THE SAID WEST LINE, 1319.28 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 89°49'33" EAST, ALONG THE NORTH LINE OF SAID SECTION 16, 496.00 FEET; THENCE SOUTH 00°00'08" WEST, ALONG THE EAST LINE OF THE WEST 15.0 ACRES OF THE NW1/4 NE1/4 OF SAID SECTION 16, 1316.88 FEET TO A POINT ON THE NORTH LINE OF THE SE1/4 NE 1/4 OF SAID SECTION 16; THENCE NORTH 89°32'56" EAST, ALONG THE SAID NORTH LINE, 2144.19 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON "LAND PARTITION 26-08" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

EXCEPTING THEREFROM:

THAT PORTION OF PARCEL 1 OF SAID "LAND PARTITION 26-08" LYING WESTERLY OF THE CENTERLINE OF STATE HIGHWAY 140.