

2019-002426

Klamath County, Oregon



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03/15/2019 12:12:09 PM

Fee: \$92.00

After recording, return to :
 Brandsness, Brandsness & Rudd, P.C.
 Attorneys at Law
 411 Pine Street
 Klamath Falls, OR 97601

Send tax statements to:
 Pinecrest Water Co.
 P.O. Box 150270
 San Rafael, CA 94915

Grantor:
 Pinecrest Water Company
 P.O. Box 150270
 San Rafael, CA 94915
Grantee:
 Pinecrest Water Co.
 P.O. Box 150270
 San Rafael, CA 94915

BARGAIN AND SALE DEED

Pinecrest Water Company, fka, Pinecrest Water Company, Inc., an Oregon corporation, as Grantor, whose address is P.O. Box 150270, San Rafael, CA 94915, conveys to Pinecrest Water Co., an Oregon corporation, as Grantee, whose address is P.O. Box 150270, San Rafael, CA 94915, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 196.306, 196.301 AND 196.305 TO 196.336 AND SECTIONS 5 TO 11, CHAPTER 434, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 866, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2018. 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 92.016 OR 215.018, 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 26.034, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 196.306, 196.301 AND 196.305 TO 196.336 AND SECTIONS 5 TO 11, CHAPTER 434, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 866, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2018.

DATED this 13 day of March, 2019.

Richard S. Jeweler, Vice President
 Pinecrest Water Company

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

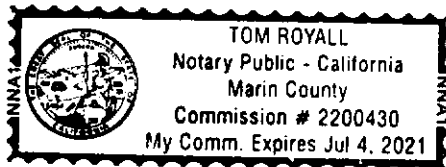
STATE OF CALIFORNIA)
) ss.
County of Marin)

On March 13th, 2019 before me, Tom Royall, Notary Public, personally appeared Richard S Jeweler, President, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tom Royall
Notary Public for California
My Commission Expires: July 4th, 2021



RST

Exhibit A

Lot 6, Block 10, Pinecrest First Addition, Tract 1101, PINECREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Section 30, T36S, R14E, which point bears S 89°38'56" W 2,510.86 feet from the Section corner common to Sections 29, 30, 31 and 32, T36S, R14E, thence continuing along the South lines of said Section 30 S 89°38'56" W 117.60 feet; thence, leaving the South line of said Section 30, N 00°45'25" E 172.91 feet; thence, N 41°01'03" E 490.43 feet; thence, S 48°58'57" E 200.00 feet; thence, S 41°01'03" W 544.66 feet back to the point of beginning, containing 2.6 acres, more or less.

Tax Account #R704090

Code: 092

Map: R-3614-030D0-09400-000

RST