

2019-004586

Klamath County, Oregon



00239602201900045860030033

04/30/2019 03:41:22 PM

Fee: \$92.00

Grantor's Name and Address

Taylor E. High
17301 S. Poe Valley Rd.
Klamath Falls OR 97603

Grantee's Name and Address

Taylor E. High, Trustee of the TAYLOR E. HIGH
INHERITANCE TRUST INSTRUMENT UID JANUARY 22, 2019
17301 S. Poe Valley Rd.
Klamath Falls OR 97603

After Recording Return to:

Taylor E. High, Trustee of the TAYLOR E. HIGH
INHERITANCE TRUST INSTRUMENT UID JANUARY 22, 2019
17301 S. Poe Valley Rd.
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to:

Taylor E. High, Trustee of the TAYLOR E. HIGH
INHERITANCE TRUST INSTRUMENT UID JANUARY 22, 2019
17301 S. Poe Valley Rd.
Klamath Falls OR 97603

BARGAIN AND SALE DEED

I, Taylor E. High, do hereby grant, bargain and convey all right, title and interest to Taylor E. High, Trustee of the TAYLOR E. HIGH INHERITANCE TRUST INSTRUMENT uid January 22, 2019, the following described real property, situate in Klamath County, Oregon, to wit:

See Exhibit "A" Attached Hereto

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ estate planning. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.


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 22 day of January, 2019.


TAYLOR E. HIGH

STATE OF Oregon)
)ss:
County of Klamath)

ACKNOWLEDGED BEFORE ME this 22 day of January, 2019, by TAYLOR E. HIGH.


NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-14-2021

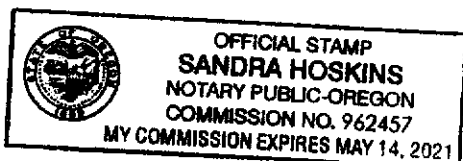


EXHIBIT 'A'

A tract of land situated in the E½E½ of Section 13, T39S, R10EWM, and the N½SW¼ of Section 19, T39S, R11½EWM, Klamath County, Oregon. Beginning at railroad spike, marked L.S. 658, on the center line of the South Poe Valley Road from which the corner common to Sections 13 and 24 bears S64°57'52"W 490.58 feet; thence N06°38'27"E 423.32 feet to a 5/8 inch iron pin with a Tru-Line Surveying plastic cap on the southerly bank of the spring ditch; thence North to Lost River; thence Southeasterly along Lost River to the Northwesterly corner of that tract of land describe din Volume M86, pages 8496 and 8497 of the Klamath County Deed Records; thence South to the north line of the SE¼SE¼ of said Section 19; thence westerly along said north line to the center line of South Poe Valley Road; thence northwesterly along said center line to the point of beginning, together with restrictions and reservations set forth in the deed recorded in Volume 94, Page 29524, Klamath County deed records on September 19, 1994, together with the following property:

Parcel 1:

The Easterly 634 feet of Government Lot 8; all Government Lot 9; the Easterly 634 feet of the NW¼ SE¼; the Easterly 634 feet of the SW¼ SE¼; the SE¼ SE¼ of Section 13; the SE¼, the N½ NE¼ of Section 24; the N½ NE¼ Section 25 all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 9, Section 19, Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Edward E. Jamison and Minnie R. Jamison, being a one-acre parcel, more or less, and being more particularly described as follows:

Beginning at the Southeast quarter of Lot Nine (9) of Section Nineteen (19) in Township Thirty Nine (39) South, Range Eleven and One-Half (11½) East of the Willamette Meridian; thence West along the South line of said Lot Nine (9), Two Hundred (200) feet; thence North at right angles to the South line of said Lot Nine (9) to Lost River, thence Southeasterly up Lost River to the place of beginning.

Government Lot 10, Section 19; Government Lots 3 and 4, the E¼ SW¼ of Section 30; Government Lot 1; the NE¼ NW¼; the SW¼ of the NE¼; the SE¼ of the NW¼ of Section 31, all in Township 39 South, Range 11½ East of Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM those portions lying within the boundaries of canals and ditches conveyed to the United States by instruments recorded in Volume 38, page 518 and Volume 38, page 519, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lot 9 and SE¼ SE¼ of Section 13; Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and in Government Lots 9 and 10 of Section 19, Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the centerline of the South Poe Valley Road from which the Southeast corner of said Section 13 bears South 64°57'52" West 490.58 feet; thence North 06°38'27" East 443.42 feet to the center of he Spring Ditch; thence Northwesterly, along the center of said Ditch, to a point that bears North 59°35'22"

West 1250.00 feet from the last said point; thence North 03°36'45" East 894.13 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 36°57'20" West 118.91 feet to a 5/8" iron pin

with Tru-Line Surveying plastic cap; thence North 14°25'40" East 406.75 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 14°25'40" East 5 feet, more or less, to the Mean High Water Line, of Lost River, thence Southeasterly, along said Mean High Water Line, to a point on the West line of that tract of land in Government Lot 9 of said Section 19, described in Deed Volume M86 pages 8496 and 8497; thence Southerly, along said West line, to the Southwest corner of said tract; thence Westerly, along the South line of said Government Lot 9, to a point on the centerline, to the point of beginning. With bearings based on Recorded Survey No. 4098, as recorded in the Office of the Klamath County Surveyor.

Tax Account No.	3910-0000-02300	3911 V000 05500
	3910-0000-02500	3911 V0001-6600
	3910-0000-02600	3911-V1900-00400 (portion)
	3910-0000-00700 (portion)	3911-V3000 00400

Parcel 2:

A tract of land situated in Government Lot 9 and the SE1/4 SE1/4 of Section 13, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and in Government Lots 9 and 10 of Section 19, Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the centerline of the South Poe Valley Road from which the Southeast corner of said Section 13 bears South 64°57'52" West 490.58 feet; thence North 06°38'27" East 443.42 feet to the center of the Spring Ditch; thence Northwesterly, along the center of said Ditch, to a point that bears North 59°35'22" West 1250.00 feet from the last said point; thence North 03°36'45" East 894.13 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 36°57'20" West 118.91 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 14°25'40" East 406.75 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 14°25'40" East 5 feet, more or less, to the Mean High Water Line, of Lost River, thence Southeasterly, along said Mean High Water Line, to a point on the West line of that tract of land in Government Lot 9 of said Section 19, described in Deed Volume M86 pages 8496 and 8497; thence Southerly, along said West line, to the Southwest corner of said tract; thence Westerly, along the South line of said Government Lot 9, to a point on the centerline of said South Poe Valley Road; thence Northwesterly, along said centerline, to the point of beginning. With bearings based on Recorded Survey No. 4098, as recorded in the office of the Klamath County Surveyor.

Tax Account No:	3910-01300-00700 (portion	3911-V1900 00400 (portion)
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otherwise described as follows:

A tract of land situated in the SW1/4 of Section 19, Township 39 South, Range 11½ East Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Parcel 3 of "Land Partition 32-14" as filed at the office of the Klamath County Clerk, containing 16.51 acres, more or less.