



THIS SPACE RESERVED FOR

2019-007303

Klamath County, Oregon

06/28/2019 12:25:01 PM

Fee: \$97.00

Heritage Bank

PO Box 1570

Olympia, WA 98507

Grantor's Name and Address

Mountain and Lake View Properties, LLC, an Oregon Limited  
Liability Company and Mount Shasta View LLC, an Oregon  
Limited Liability Company

718 Griffin Ave # 238

Enumclaw, WA 98022

Grantee's Name and Address

After recording return to:

Mountain and Lake View Properties, LLC, an Oregon Limited  
Liability Company and Mount Shasta View LLC, an Oregon  
Limited Liability Company

718 Griffin Ave # 238

Enumclaw, WA 98022

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

Mountain and Lake View Properties, LLC, an Oregon Limited  
Liability Company and Mount Shasta View LLC, an Oregon  
Limited Liability Company

718 Griffin Ave # 238

Enumclaw, WA 98022

File No. 299519AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Heritage Bank, Successor by merger to Premier Community Bank,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Mountain and Lake View Properties LLC, an Oregon Limited Liability Company (As to Parcels 2-7) and  
Mount Shasta View LLC, an Oregon Limited Liability Company (As to Parcel 1)**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

**PLEASE SEE ATTACHED EXHIBIT "A"**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$350,000.00**.

af.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

In Witness Whereof, the grantor has executed this instrument this 27 day of June, 2019; if a corporate grantor, 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.

Heritage Bank

By: [Signature]

Clark Burkheimer, SVP

State of Washington } ss

County of Thurston } B

On this 27 day of June, 2019, before me, Christy L. Hamby, a Notary Public in and for said state, personally appeared Clark Burkheimer as SVP of Heritage Bank, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Christy L. Hamby

Notary Public for the State of Washington

Residing at: Thurston County

Commission Expires: 02-02-2021



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL NO. 1

A parcel of land situated in the NE1/4 and SE1/4 of Section 36, Township 38 South, Range 8 East of the Willamette Meridian, the NE1/4 of Section 1; Township 39 South, Range 8 East of the Willamette Meridian, and the NW1/4 NW1/4 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 SW1/4 NE1/4 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 NW1/4 NW1/4 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 NE1/4 NE 1/4 of Section 1 North 89°29'44" West 1330.62 feet to the Southwest corner of said NE1/4 NE1/4 thence along the West line of the SE1/4 NE1/4 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 NW1/4 NE1/4 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.

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

Also Excepting therefrom all that portion lying within Land Partition 13-18 situated in the SW1/4 NE1/4, SE1/4 NE1/4 and the SE1/4 of Section 36, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and recorded October 17 2018 as Instrument No. 2018-012687, Klamath County Records.

PARCEL 2:

Parcel 1, Land Partition 13-18 situated in the SW1/4 NE1/4, SE1/4 NE1/4 and the SE1/4 of Section 36, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and recorded October 17 2018 as Instrument No. 2018-012687, Klamath County Records.

PARCEL 3:

That portion of the Southeast quarter of the Northeast quarter lying Northeasterly of Highway 140 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Less and except that portion deeded to Southview Master Association, by Warranty Deed recorded August 6, 2004 in Volume M04 page 51781, records of Klamath County, Oregon, described as follows: All private ways, together with such common use improvements as may be located within said private ways as provided for and set forth on that certain subdivision plat commonly referred to as Tract 1416 - The Woodlands Phase 1 located within the City of Klamath Falls, Klamath County, Oregon including but not limited to streets and roads; sanitary sewer conveyance systems; stormwater conveyance systems; stormwater drainage ways; street lighting systems; common area sidewalks and common areas.

**PARCEL 4:**

The Northeast quarter of the Northeast quarter of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Excepting therefrom all that portion lying Westerly of the Easterly line of the following described parcel: 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  $89^{\circ}29'44''$  West 616.73 feet; thence leaving said South line North  $27^{\circ}18'39''$  West 237.83 feet; thence North  $62^{\circ}41'21''$  East 118.54 feet; thence North  $27^{\circ}18'39''$  West 1195.51 feet; thence North  $62^{\circ}41'21''$  East 605.39 feet; thence South  $27^{\circ}18'39''$  East 1811.20 feet to the South line of the Northwest quarter Northwest quarter of said Section 6; thence South  $89^{\circ}28'21''$  West 199.91 feet on said South line, to the point of beginning with bearings based on C.S. 6513.2

Excepting therefrom all that portion Section 6, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 5:**

The Southwest quarter of the Northwest quarter of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 6:**

The North half of the North half of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion described as follows: 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  $89^{\circ}29'44''$  West 616.73 feet; thence leaving said South line North  $27^{\circ}18'39''$  West 237.83 feet; thence North  $62^{\circ}41'21''$  East 118.54 feet; thence North  $27^{\circ}18'39''$  West 1195.51 feet; thence North  $62^{\circ}41'21''$  East 605.39 feet; thence South  $27^{\circ}18'39''$  East 1811.20 feet to the South line of the Northwest quarter Northwest quarter of said Section 6; thence South  $89^{\circ}28'21''$  West 199.91 feet on said South line, to the point of beginning with bearings based on C.S. 6513.2

Excepting therefrom all those portions lying in Section 1, Township 39 South Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 7:**

The Southwest quarter of the Northwest quarter and the West half of the Southwest quarter of Section 31, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.