



THIS SPACE RESERVED FOR

2019-008375

Klamath County, Oregon

07/24/2019 02:49:02 PM

Fee: \$92.00

Umpqua Bank

103 E QUEEN AVE.

SPOKANE, WA 99207

Grantor's Name and Address

Clark A. Gill

c/o 2120 Blaine Rd.

Moscow, ID 83843

Grantee's Name and Address

After recording return to:

Clark A. Gill

c/o 2120 Blaine Rd.

Moscow, ID 83843

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

Clark A. Gill

c/o 2120 Blaine Rd.

Moscow, ID 83843

File No. 309949AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Umpqua Bank,

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

Clark A. Gill,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$60,000.00**.

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.

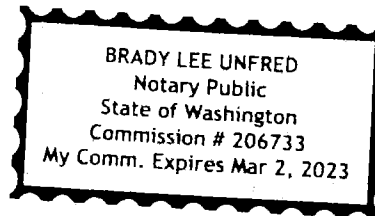
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 23rd day of July, 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.

Umpqua Bank

By: Daisy Simpson

Daisy Simpson, Vice-President



State of WA } ss
County of Spokane }

On this 23 day of July, 2019, before me, Brady Unfred a Notary Public in and for said state, personally appeared Daisy Simpson, as Vice-President for Umpqua 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.

Brady Unfred Exp 3/02/23
Notary Public for the State of WA
Residing at: 103 E Queen Ave Spokane WA 99207
Commission Expires:

EXHIBIT "A"

309949AM

A parcel of land situate in the N1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East, Willamette Meridian bears South 89° 44 ½' West along the center line of said roadway, a distance of 1,216.9 feet to a point in the West boundary of said Section 11, and North 0° 13 ½' West along the Section line 1,662.5 feet; running thence North 89° 44 1/2 ' East along the center line of the above mentioned roadway, a distance of 136.9 feet, more or less, to a point in the Easterly boundary of the SW1/4 of NW1/4 of said Section 11; thence North 0° 7' West along said Easterly boundary 331.5 feet, more or less, to a point in the Northerly boundary of said N1/2 of SW1/4 of NW1/4 of said Section 11; thence South 89° 47' West along said boundary line 137.5 feet; thence South 0° 7' East 331.6 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the Easterly 70 feet, more or less, described as follows:

A parcel of land situated in N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 44 ½' West along the center line of said roadway a distance of 1,284.4 feet to a point in the West boundary of said Section 11, and North 0° 13 ½' West along the section line 1,662.5 feet; running thence North 89° 44 ½' East along the center line of the above mentioned roadway 69.4 feet, more or less, to a point in the Easterly boundary of SW1/4 NW1/4 of said Section 11; thence North 0° 7' West along said Easterly boundary 331.5 feet, more or less, to the Northerly boundary of said SW1/4 NW1/4 of said Section 11; thence South 89° 47' West along said North boundary line 70 feet; thence south 0° 7' East 331.55 feet, more or less, to the point of beginning.