

2019-014381

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU



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12/11/2019 01:08:16 PM

Fee: \$92.00

D Linette Dobbins

McGee Defoe Commercial, LLC

12455 SW 68th Ave., Portland, OR 97223

Grantor's Name and Address

Elk Meadows, LLC

12455 SW 68th Ave.

Portland, OR 97223

Grantee's Name and Address

After recording, return to (Name and Address):

Linette Dobbins

12455 SW 68th Ave.

Portland, OR 97223

Until requested otherwise, send all tax statements to (Name and Address):

Elk Meadows, LLC

12455 SW 68th Ave.

Portland, OR 97223

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

D Linette Dobbins (50% Interest) and McGee Defoe Commercial, LLC (50% Interest)

_____, Grantor,
conveys to Elk Meadows, LLC_____, Grantee,
the following real property situated in Klamath County _____ County, Oregon:

See Exhibit "A" Attached hereto

Tax Account R154629, R154585, R154790

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: NONE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

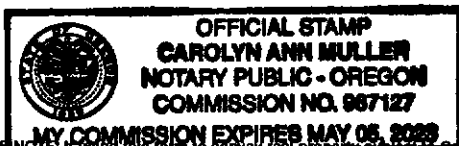
The true consideration for this conveyance is \$0.00 (Here, comply with the requirements of ORS 93.030.)

DATED December 9, 2019

_____; any signature on behalf of a business or other entity is made with the
authority of that entity.

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.

STATE OF OREGON, County of WASHINGTON _____) ss.

This instrument was acknowledged before me on DECEMBER 9, 2019
by D. LINETTE DOBBINSThis instrument was acknowledged before me on DECEMBER 9, 2019
by JUDITH A. MCGEE
as MANAGING MEMBER
of MCGEE DEFOE COMMERCIAL LLC

Notary Public for Oregon
My commission expires MAY 5, 2023

EXHIBIT A

LEGAL DESCRIPTION

Property Identification No.s: R154629, R154790 and R154858

PARCEL A:

A parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, Sate of Oregon, more particularly described as follows:

Beginning at a point, being the South quarter corner of said Section 30, a 2½" brasscapped steel pipe; thence along the South line of Section 30, North 89° 04' 28" West 930.70 feet to a point, a #5 steel rod; thence along a line parallel with US Highway 97, North 25° 15' East 104.5 feet to a point, a #5 steel rod; thence along a line parallel with the South line of Section 30, North 89° 014' 28" West 128.7 feet to a point, a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 168.8 feet to a point, a #8 steel rod; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 37.0 fee to a point, a 1½" pipe; thence along a line at right angel to Main Street projected, South 50° 56' 36" East 302.2 feet to a point, a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 545.01 feet to a point, a #5 plastic capped steel rod; thence along a line at right angle to Main street projected, South 50° 56' 36" East 219.85 feet to a point along the Center quarter line of Section 30, a #5 plastic-capped steel rod; thence along the Center quarter section line, South 00° 03' 19" East 593.11 feet to the point of beginning.

PARCEL B:

A parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, Sate of Oregon, more particularly described as follows:

Beginning at a point, a #5 plastic-capped steel rod, from which the South quarter corner of said Section 30 bears South 13° 10' 35" East 751.42 feet; thence along a line parallel with Main Street projected, South 39° 03' 24" West 345.01 feet to a point, a #5 steel rod; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 202.2 feet to a point, a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 345.2 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angel to Main Street projected, South 50° 56' 36" East 202.2 feet to the point of beginning.

PARCEL C:

A parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, Sate of Oregon, more particularly described as follows:

Beginning at a point, a #4 plastic-capped steel rod, from which the South quarter corner of said Section 30 bears South 19° 17' 05" East 876.81 feet; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 49.87 feet to a point, a #5 steel rod; thence along a line at right angle to Main street projected, South 39° 03' 24" West 77.64 feet to a point, a #5 steel rod; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 357.4 to a point, a ¾" pipe; thence North 41° 47' 01" East 146.67 feet to a point, a ¾" pipe; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 99.92 feet to a point, a #5 plastic-capped steel rod; thence along the Southeast

EXHIBIT A

line of Main Street projected, North $39^{\circ} 03' 24''$ East 51.06 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South $50^{\circ} 56' 36''$ East 120.0 feet to a point, a #4 steel rod; thence along a line parallel with Main Street projected $39^{\circ} 03' 24''$ West 50.0 feet to a point, a #4 steel rod; thence along a line at right angle to Main Street projected, South $50^{\circ} 56' 36''$ East 100.0 feet to a point, a 5/8" bolt; thence along a line parallel with Main Street projected, North $39^{\circ} 03' 24''$ East 5.0 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South $50^{\circ} 56' 36''$ East 279.75 feet to a point, a #4 steel rod; thence along a line parallel with Main Street projected, South $39^{\circ} 03' 24''$ West 75.26 feet to the point of beginning.