

2019-014383

Klamath County, Oregon

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Fee: \$87.00

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)

conveys to Elk Meadows, LLC

Grantor,

Grantee,

the following real property situated in Klamath County County, Oregon:

See Exhibit "A" Attached hereto

Tax Account R154362, R154380, R154772, R154763

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.

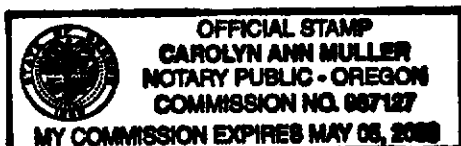
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

This instrument was acknowledged before me on DECEMBER 9, 2019 by JUDITH A. MCGEE

as MANAGING MEMBER of MCGEE DEFOE COMMERCIAL LLC

Carolyn Ann Muller
Notary Public for Oregon

My commission expires May 5, 2020

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

A parcel of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying on the East side of U.S. Highway 97, more particularly described as follows:

Beginning at a point along the South line of Section 30, from which the West 1/16 corner common to Sections 30 and 31 bears South 89°04'28" East 115.86 feet; thence along said South section line, North 89°04'28" West 219.49 feet to a point along the East line of U.S. Highway 97 and 50 feet from the centerline thereof; thence along the East line of said U.S. Highway 97, North 25°15' East 445.9 feet to a point from which the Eastern reference point for highway centerline station PT 9 + 60.92, bears: North 25°15' East 19.66 feet; thence South 68°34'36" East 133.75 feet to a point along the West line of Main Street Projected; thence along the West line of Main Street Projected, South 14°52'54" West 370.41 feet to the point of beginning.

Property Identification No.s: R154362 and R154380

Parcel 2:

A parcel of land situate in the S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying on the East side of Main Street Projected, and more particularly described as follows:

Beginning at a point along the East line of Main Street Projected, from which the West 1/16 corner common to Section 30 and 31 bears South 22°56'04" East 104.12 feet; thence with two lines along the East line of Main Street Projected, North 08°35' East 221.1 feet to a point; North 25°23' East, 102.9 feet to a point; thence South 50°56'35' East 100.0 feet to a point; thence at a right angle, North 39°03'24" East 75.0 feet to a point; thence at a right angle, South 50°56'36" East 287.0 feet to a point; thence at a right angle South 39°03'24" West 168.8 feet to a point; thence along a line running parallel to the South line of Section 30, North 89°04'28" West, 318.6 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land dedicated to the public for road purposes lying along side East side of Main Street Projected: Beginning at a point along the East line of Main Street Projected, from which the West 1/16 corner common to Sections 30 and 31 bears South 22°56'04" East, 104.12 feet to a point; North 25°23' East 102.9 feet to a point; thence with one line through the parent tract, South 13°54'25' West 321.0 feet to the point of beginning.

Property Identification No.s: R154763 and R154772