

2020-001488

Klamath County, Oregon

02/05/2020 03:02:01 PM

Fee: \$97.00

After recording return to:

Harlowe Ranch LLC
Attn: Gerald H. Hawkins
PO Box 426
Fort Klamath, OR 97626

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

Harlowe Ranch LLC
Attn: Gerald H. Hawkins
PO Box 426
Fort Klamath, OR 97626

STATUTORY BARGAIN-AND-SALE DEED

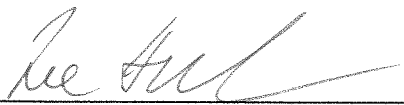
LEE GREGG HAWKINS ("Grantor") hereby conveys to **HARLOWE RANCH LLC**, an Oregon limited liability company, his entire interest in the real property located in Klamath County, Oregon, more particularly described on the attached Exhibit A.

The true consideration for this conveyance is \$0.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24 day of January, 2020.

GRANTOR:


Lee Gregg Hawkins

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Kern)

On January 24th, 2020, before me, S. Anderson, Notary Public
(insert name and title of the officer)

personally appeared LEE GREGG HAWKINS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Exhibit A – Legal Description

File No. 273970AM

A parcel of land situated in Sections 3, 4, 5, 9 and 10, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West bank of Wood River where the South boundary of the land heretofore conveyed by Abner Weed, et ux, to George W. Loosley by Deed recorded in Volume 31, page 81, Deed Records of Klamath County, Oregon, intersects the said West bank of Wood River; thence West 470 feet; thence South 96 feet; thence South 19°05' West 715 feet; thence North 79°57' West 1492 feet to the Southwest corner of Lot 22 of Section 4, Township 34 South, Range 7 1/2 East of the Willamette Meridian (West of Wood River), said point being also in the center of the County Road; thence South along the West boundaries of Lot 19, Lot 18, Lot 15, Lot 14 and the E1/2 SE1/4 of Section 4, Township 34 South, Range 7 1/2 East of the Willamette Meridian and the N1/2 NE1/4 NE1/4 of Section 9, Township 34 South, Range 7 1/2 East of the Willamette Meridian to the Southwest corner of the N1/2 NE1/4 NE1/4 of Section 9; thence Easterly parallel to the North section lines of Sections 9 and 10 and 660 feet South of said lines to the West bank of Wood River, to the point of beginning.

EXCEPTING THEREFROM:

Beginning at a point on the line between Lots 19 and 20, Section 4, Township 34 South, Range 7 1/2 East of the Willamette Meridian, (West of Wood River), from which the Northeast corner of said Lot 20 bears North 115 feet, more or less, distant, said point being also at the Southeasterly corner of that property conveyed to J.L. Helms et ux, by Deed Volume 133, page 229, Deed Records of Klamath County, Oregon and in the center of the County Road; thence North 80°11' West 1379 feet; thence North 62°38' West 1445 feet, more or less, to the line between Lots 3 and 4 of said Section 4; thence South 0°07' West 2552 feet along said lot line and the line between Lots 5 and 6 and Lots 7 and 8; thence North 89°20' West 2699 feet to the centerline of Central Canal; thence following the centerline of said canal South 0°54' West 910 feet to the line between Lots 15 and 18 of Section 5; South 0°04' West 3960 feet to a point West of the Northwest corner of the SE1/4 SE1/4 of Section 5; thence South 1°05' West 1280 feet, more or less, to a point 40 feet North of the South boundary of Section 5; thence easterly parallel to and 40 feet Northerly from the South boundary of Sections 5 and 4, Township 34 South, Range 7 1/2 East of the Willamette Meridian (West of Wood River) to the East boundary of the SW1/4 SE1/4 of said Section 4; thence North along the East boundaries of the W1/2 SE1/4, Lot 13, Lot 16, Lot 17, and Lot 20 to the point of beginning.

EXCEPTING THEREFROM:

Beginning at a 5/8 inch diameter iron pin in an existing East-West fence at or near the Southeast corner of the N1/2 NW1/4 NE1/4 of Section 9, Township 34 South, Range 7 1/2 East of the Willamette Meridian and from which a 2 inch diameter iron pipe marking the corner common to Sections 3, 4, 9, and 10, Township 34 South, Range 7 1/2 East of the Willamette Meridian bears North 63°47' East 1507.9 feet

distant, said point of beginning being also on the centerline of the North-South County Road as the same is presently constructed and as extended Southerly; thence North along the East boundary of the N1/2 NW1/4 NE1/4 of said Section 9, being also on the centerline of the said County Road as extended Southerly a distance of 706 feet, more or less to a point 40.0 feet North of the South boundary of Section 4, Township 34 South, Range 7 1/2 East of the Willamette Meridian; thence North 89°59' West parallel to and 40 feet Northerly from the South boundary of Sections 4 and 5 5406.5 feet, more or less to the centerline of the Central Canal as presently located and constructed; thence South 0°08' East along the centerline of said canal 706 feet, more or less, to a point in line with the existing fence Easterly along the South boundary of the N1/2 NW1/4 NE1/4 of Section 8, Township 34 South, Range 7 1/2 East of the Willamette Meridian; thence South 89°59' East along said existing fence and along the Southerly boundaries of the N1/2 NW1/4 NE1/4 and the N1/2 NE1/4 NE1/4 of said Section 8 and along the Southerly boundary of the N1/2 N1/2 NW/4 and N1/2 NW1/4 NE1/4 of said Section 9, 5405 feet, more or less to the point of beginning.

EXCEPTING THEREFROM

Beginning at the Northwest corner of Lot 22, in Section 4, Township 34 South, Range 7 1/2 East of the Willamette Meridian; thence South along the line between Lots 21 and 22 of said Section 910 feet; thence East 1740 feet for point of beginning; thence North 96 feet; thence in a Southwesterly direction to a point 32 feet West of the point of beginning; thence East 32 feet to the point of beginning, in the County of Klamath, State of Oregon.