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2020-002934

Klamath County, Oregon



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Fee: \$92.00

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Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Daniel B. Hawkins and Jeannette Y. Hawkins,
Trustees of the D and J Hawkins Trust
4006 Twin Pines Lane
Klamath Falls, OR 97603

Grantor:

Daniel B. Hawkins and Jeannette Hawkins
4006 Twin Pines Lane
Klamath Falls, OR 97603

Grantee:

Daniel B. Hawkins and Jeannette Y. Hawkins,
Trustees of the D and J Hawkins Trust
4006 Twin Pines Lane
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

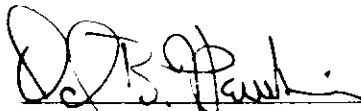
Daniel B. Hawkins, aka Daniels Hawkins and Jeannette Hawkins, as tenants by the entirety, Grantors, convey to Daniel B. Hawkins and Jeannette Y. Hawkins, Trustees of the D and J Hawkins Trust, Grantee, all of their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

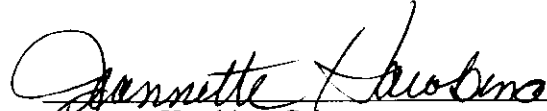
See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer 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, 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.

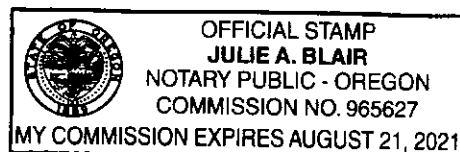
DATED this 27th day of January, 2020.


Daniel B. Hawkins, Grantor


Jeannette Hawkins, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 27th day of January, 2020, the above-named Daniel B. Hawkins and Jeannette Hawkins, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:





Notary Public for Oregon
My Commission expires: 8/21/2021

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; being a portion of vacated Block 8, Eldorado Heights Addition to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Blvd.; thence South 89° 16' East along the Northerly line of Eldorado Blvd. a distance of 233.75 feet to a 3/4 inch iron pipe marking the beginning of a 19° 23' 05" curve to the right and having a radius of 756.26 feet, thence along the arc of said curve a distance of 255.84 feet to the Southeasterly corner of parcel conveyed to the City of Klamath Falls by Deed recorded March 27, 1969, in Volume M69, page 2228, Microfilm Records of Klamath County, Oregon, and the True Point of Beginning of this description; thence continuing along the Northerly line of Eldorado Blvd. and along the arc of a 10° 45' 30" curve to the right having a radius of 756.26 feet, a distance of 142.00 feet to a point; thence leaving said Northerly line North 30° 21' 05" East a distance of 110.0 feet to a point on a curve which is parallel to, concentric and 110.0 feet distant radially from the Northerly right-of-way line of Eldorado Blvd.; thence Northwesterly along last mentioned curve an arc distance of 200.97 feet to the Northeasterly corner of said parcel conveyed to City of Klamath Falls; thence South 0° 47' West along the Easterly line of said parcel a distance of 115.69 feet to the True Point of beginning.

PARCEL 2:

A tract of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of vacated Block 8, Eldorado Heights, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Blvd.; thence South 89° 16' East along the Northerly line of Eldorado Blvd. a distance of 233.75 feet to a 3/4 inch iron pipe marking the beginning of a 30° 08' 35" curve to the right, having a radius of 756.26 feet; thence along the arc of said curve Southeasterly and along the Northerly line of Eldorado Blvd., a distance of 397.84 feet to an iron pin marking the Southeasterly corner of parcel conveyed by Harry R. Waggoner to P.H. Leeling, et al., by deed recorded June 14, 1977 in Volume M77, page 10392, Microfilm Records of Klamath County, Oregon, and the True Point of Beginning of this description; thence continuing along the Northerly line of Eldorado Blvd. and along the arc of a 10° 32' 40" curve to the right, having a radius of 756.26 feet, a distance of 139.16 feet to the Southeasterly corner of Lot 19, Block 8, now vacated; thence North 41° 26' 44" East along the Easterly line of said Lot 19, a distance of 110.0 feet to the Northeasterly corner thereof; thence Northwesterly along the arc of a curve which is parallel with, concentric to, and 110 feet distant radially from the Northerly line of Eldorado Blvd. a distance of 160.46 feet, more or less, to the Northeasterly corner of said

(Parcel 2 Continued)

parcel described in Volume M77, page 10392; thence South $30^{\circ} 21' 05''$ West along the Easterly line of last mentioned parcel a distance of 110.0 feet to the point of beginning.

LESS AND EXCEPT a parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 7 and 8 and vacated Clairmont Street, Eldorado Heights Addition to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 1" iron pipe marking the Southeasterly corner of Lot 19 of said Block 8; thence Southeasterly along the Northerly right of way line of Eldorado Boulevard a distance of 104.69 feet, said right of way line being the arc of a curve concave to the Southwest having a radius of 756.26 feet; thence North $49^{\circ} 03' 38''$ East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence North $32^{\circ} 04' 46''$ West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North $67^{\circ} 19' 42''$ West a distance of 63.24 feet to the Northeast corner of Lot 19 of said Block 8; thence Northwesterly along the Northeasterly line of said Lot 19 a distance of 18.10 feet, said line being the arc of a curve concave to the Southwest having a radius of 866.26 feet; thence South $34^{\circ} 59' 30''$ West a distance of 110.44 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence Southeasterly along said right of way line, said line being a curve concave to the Southwest having a radius of 756.26 feet, a distance of 6.31 feet to the point of beginning.

PARCEL 3:

Beginning at the intersection of the West right-of-way line of Lexington Avenue and the Northerly right-of-way line of Eldorado Boulevard located in the vacated plat of Eldorado Heights, a recorded subdivision in Klamath County, Oregon, which point is the most Southerly corner of Lot 26, Block 7 of the vacated plat of Eldorado Heights, thence North $0^{\circ} 05'$ West along the West right-of-way line of Lexington Avenue, 209.3 feet to the TRUE POINT OF BEGINNING of this description; thence North $31^{\circ} 47'$ West, 169.68 feet; thence North $58^{\circ} 13'$ East, 105.00 feet; thence South $0^{\circ} 05'$ East, 199.55 feet to the true point of beginning. (Said parcel formerly being shown and designated on the plat of vacated Eldorado Heights as Park.)