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Klamath County, Oregon



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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 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 Hawkins and Jeannette Hawkins, husband and wife, 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.

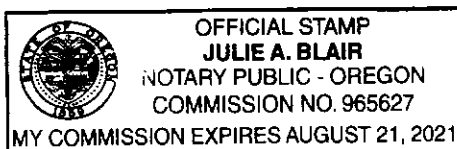
DATED this 27th day of January, 2020.

Daniel 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 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

That portion of the W1/2 of the SE1/4 of Section 20, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, formerly described as Lots 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 24, 25, 26, Block 7, ELDORADO HEIGHTS, vacated by Ordinance No. 4865 City of Klamath Falls, Oregon, together with the Southeasterly 30 feet of vacated Clairmont Street adjoining said Lot 2 being approximately 88,769 square feet, together with the Northwesterly 30 feet of vacated Clairmont Street adjoining said Lot 2.

SAVING AND EXCEPTING, Beginning at a 5/8 inch iron rod on the Northerly right of way line of Eldorado Boulevard, said point being Southeasterly 104.69 feet, along the arc of a curve concave to the Southwest having a radius of 756.26 feet, from a 1 inch iron pipe marking the Southeasterly corner of Lot 19, Block 8 of said addition; thence North 49 degrees 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence South 32 degrees 04' 46" East a distance of 193.24 feet along the mid-block line of said Block 7; thence South 58 degrees 02' 22" West a distance of 109.66 feet to the Northerly right of way line of Eldorado Boulevard; thence North 31 degrees 57' 38" West a distance of 57.42 feet along said Northerly right of way to the beginning of a curve concave to the Southwest having a radius of 756.26 feet (a radial bearing from said point being South 57 degrees 58' 06" West); thence Northwesterly along arc of said curve 117.58 feet to the point of beginning.

FURTHER SAVING AND EXCEPTING, Beginning at a 1/2 inch iron pin at the Northeast corner of Parcel 2 which point is on the West line of Lexington Avenue from which the Southeast corner of the NW1/4 SE1/4 of said Section 20 bears North 21 degrees 27' 22" East 146.34 feet; thence South 02 degrees 44' 57" East 71.25 feet to a 1/2 inch iron pin; thence South 55 degrees 33' 18" West 72.53 feet to a 1/2 inch iron pin on the East line of Eldorado Boulevard; thence North 34 degrees 26' 42" West along said East line 92.26 feet to a 1/2 inch iron pin; thence North 55 degrees 33' 18" East 111.44 feet to a 1/2 inch iron pin; thence South 31 degrees 47' 00" East 31.67 feet to the point of beginning.

FURTHER SAVING AND EXCEPTING, Beginning at a 5/8 inch iron rod on the mid block line of said Block 7, said point being South 32 degrees 04' 46" East a distance of 256.89 feet from a 1/2 inch iron pipe marking the Northwest corner of Lot 2 of said Block 7; thence South 32 degrees 04' 46" East a distance of 55.00 feet; thence South 58 degrees 02' 22" West a distance of 108.77 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence North 31 degrees 57' 38" West a distance of 55.00 feet along said Northerly right of way line to a 5/8 inch iron rod; thence North 58 degrees 02' 22" East a distance of 109.66 feet to the point of beginning.

FURTHER SAVING AND EXCEPTING, Beginning at a 1 inch 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 degrees 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 degrees 04' 46" West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North 67 degrees 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 degrees 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.

AND FURTHER SAVING AND EXCEPTING, 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 plat of Eldorado Heights, a recorded subdivision in Klamath County, which point in the most Southerly corner of Lot 26, Block 7 of vacated Eldorado Heights; thence North 34 degrees 28' 42" West, a distance of 117.46 feet to a point; thence North 55 degrees 33' 18" East a distance of 72.53 feet to a point on the West line of Lexington Avenue; thence South 02 degrees 44' 57" East along the Westerly line of Lexington to the point of beginning.