



2020-003568
Klamath County, Oregon
03/24/2020 10:10:02 AM
Fee: \$97.00

Information Required by Statute:

Type of Instrument: **BARGAIN AND SALE DEED** (Statutory Form)

Grantor: Norman Renner, Carrie Linnemeyer, Marnie Gilbert

Grantee: Renner Glacid Lake, LLC, an Oregon limited liability company

True and Actual Consideration: Consists of other value given.

Until a change is requested
all tax statements should be sent to:

Renner Glacid Lake LLC
3526 Cherry Lane
Medford, Oregon 97504

After recording return to:

Charles McNair, Esq.
210 Laurel Street
Medford, Oregon 97501

OREGON BARGAIN AND SALE DEED
(ORS 93.860)

Norman Renner, Marnie Gilbert, Carrie Linnemeyer, GRANTOR, convey all right, title, and interest to Renner Glacid Lake, LLC, an Oregon limited liability company (registry 1652191-98), **GRANTEE**, in that real property located in Klamath County, State of Oregon, particularly described in four parcels attached and incorporated **Exhibit A**.

The true and actual consideration for this conveyance is other value given, being a transfer to a limited liability company organized by Grantor on March 5, 2020.

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 20 day of March 2020:


Norman Renner, GRANTOR.

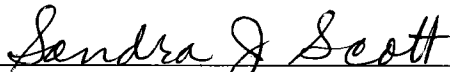
STATE OF OREGON)

County of Jackson)


ss.

On this 20 day of March 2020 personally appeared before me Norman Renner and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My commission expires: 8-23-2022

DATED this 20 day of March 2020:

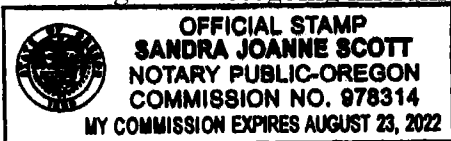

Marnie Gilbert, GRANTOR.


STATE OF OREGON)

County of Jackson)

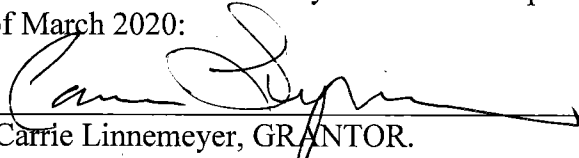
ss.

On this 20 day of March 2020 personally appeared before me Marnie Gilbert and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon
My commission expires: 8-23-2022

DATED this 20 day of March 2020:


Carrie Linnemeyer, GRANTOR.

STATE OF OREGON)

County of Jackson)

ss.

On this 20 day of March 2020 personally appeared before me Carrie Linnemeyer and acknowledged the foregoing instrument to be her voluntary act and deed.





Notary Public for Oregon
My commission expires: 8-23-2022

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Parcel 1 of Partition No. 57-94 filed January 9, 1995 in the office of the County Clerk of Klamath County, Oregon and being located in the SW1/4 of the SW1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Parcel 2 of Land Partition No. 57-94 filed January 9, 1995 in the office of the County Clerk of Klamath County, Oregon and begin located in the SW1/4 SW1/4 of Section 18, Township 34 South, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM the following: Commencing at the South 1/16 corner of Section 18, thence South 88° 56' 26" East, 515.76 feet to the East right of way of State Highway 62; thence South 11° 39' 58" East along said right of way, 41.01 feet; thence South 88° 56' 26" East, 130.00 feet; thence South 19° 25' 00" East, 135.64 feet to the true point of beginning, thence continuing South 19° 25' 00" East, 120.00 feet, thence South 84° 17' 00" West, 30.88 feet, thence North 19° 25' 00" West, 120.00 feet, thence North 84° 17' 00" East, 30.88 feet to the point of beginning.

PARCEL 3:

A parcel of land in Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the South 1/16 corner of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 88° 56' 26" East, 515.76 feet to the East right of way line of State Highway 62; thence South 11° 39' 58" East along the right of way, 41.01 feet; thence South 88° 56' 26" East, 130 feet to the true point of beginning; thence South 88° 56' 26" East, 70.00 feet to the beginning of a 100.00 foot radius curve to the right; thence along the arc of a 100.00 foot radius curve to the right, 75.05 feet (43° 00') to the end of said curve; thence South 0° 20' 00" East, 275.35 feet; thence North 82° 10' 00" West, 33.80 feet; thence North 19° 25' 00" West, 318.25 feet to the point of beginning.

Also a parcel of land situated in the SW1/4 SW1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said parcel being a portion of Parcel 2 of Land Partition #57-94 as recorded in the Klamath County Clerk's Office, more particularly described as follows:

Commencing at the South 1/16 corner of Section 18, thence South 88° 56' 26" East, 515.76 feet to the East right of way of State Highway 62; thence South 11° 39' 58" East along said right of way, 41.01 feet; thence South 88° 56' 26" East, 130.00 feet; thence South 19° 25' 00" East, 135.64 feet to the true point of beginning, thence continuing South 19° 25' 00" East, 120.00 feet, thence South 84° 17' 00" West, 30.88 feet, thence North 19° 25' 00" West, 120.00 feet, thence North 84° 17' 00" East, 30.88 feet to the point of beginning.

PARCEL 4:

Lot 4 of proposed Glacid Development, being a portion of the SW1/4 of the SW1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the South 1/16 corner between Section 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon and Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 88° 56' 26" East 1273.88 feet to the SW 1/16 corner monument of said Section 18; thence South 1° 01' 29" East, 162.82 feet to a 3/4 inch iron pipe, being the most Northeasterly corner of Lot 6 of said Glacid Development; thence North 87° 56' 26" West, 125.90 feet to a 3/4 inch iron pipe and the True Point of Beginning of this description; thence South 35° 25' 00" West, 250.62 feet to a point in the centerline of Lake Glacid; thence North 82° 10' 00" West along centerline of said Lake 55.89 feet to a point; thence North 18° 03' 34" East 289.86 feet to a 3/4 inch iron pipe; thence South 87° 56' 26" East 135.00 feet to the true point of beginning.

And Lot 5 of proposed Glacid Development, being a portion of the SW1/4 of the SW1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the South 1/16 corner between Section 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, thence South 88° 56' 26" East 1273.88 feet to the SW 1/16 corner monument of said Section 18; thence South 1° 01' 29" East, 162.82 feet to a 3/4" iron pipe, being the most Northeasterly corner of Lot 6 of said Glacid Development; thence North 87° 56' 26" West 55.90 feet to a 3/4" iron pipe, being the True Point of Beginning of this description; thence South 1° 01' 29" West 50.00 feet to a 3/4" iron pipe; thence South 30° 45' 00" West 240.11 feet to a point in the centerline of Lake Glacid; thence North 59° 40' 00" West along said centerline 108.12 feet to a point; thence North 35° 25' 00" East 250.62 feet to a 3/4" iron pipe; thence South 87° 56' 26" East 70.00 feet to the true point of beginning.