

2020-007759

Klamath County, Oregon

06/25/2020 12:36:28 PM

Fee: \$92.00

## BARGAIN AND SALE DEED

<b>Grantor Name and Address:</b> Bart A. Lewellyn and Victoria W. Lewellyn as Tenants by the Entirety, as to an undivided ½ interest, and Timothy L. Patterson and Cindy L. Patterson, as Tenants by the Entirety, as to an undivided ½ interest 714 Cardley Avenue Medford, OR 97504	<b>Grantee Name and Address:</b> BVTC, LLC, an Oregon Limited Liability Company 714 Cardley Avenue Medford, OR 97504
<b>Until a Change is Requested send all tax statements to:</b> BVTC, LLC, an Oregon Limited Liability Company 714 Cardley Avenue Medford, OR 97504	<b>After Recording Return To:</b> STARK AND HAMMACK, P.C. 201 West Main Street, Suite 1B Medford, OR 97501

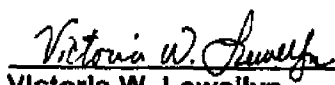
**KNOW ALL MEN BY THESE PRESENTS** that the undersigned , **Bart A. Lewellyn and Victoria W. Lewellyn as Tenants by the Entirety, as to an undivided ½ interest, and Timothy L. Patterson and Cindy L. Patterson, as Tenants by the Entirety, as to an undivided ½ interest**, as Grantors, hereby convey and set over unto, **BVTC, LLC, an Oregon Limited Liability Company**, as Grantee, all their right, title and interest in the real property located in Klamath County Oregon described on Exhibit "A", which is attached hereto and by this reference incorporated herein.

The true and actual consideration paid for this transfer, in terms of dollars is zero (\$0.00). However, the actual consideration consists of promises made which are the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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. 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.

IN WITNESS WHEREOF, the grantor(s) have executed this instrument this 10<sup>th</sup> day of August, 2009.

  
Bart A. Lewellyn

  
Victoria W. Lewellyn

  
Timothy L. Patterson

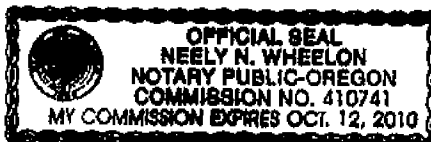
  
Cindy L. Patterson

STATE OF OREGON       )  
                                  )ss.  
County of Jackson       )

This instrument was acknowledged before me this 1 day of April, 2010, by **BART A. LEWELLYN** and he acknowledged the above instrument to be his voluntary act and deed.

  
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Notary Public for Oregon

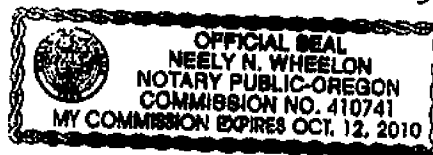
STATE OF OREGON       )  
                                  )ss.  
County of Jackson       )



This instrument was acknowledged before me this 1 day of April, 2010, by **VICTORIA W. LEWELLYN** and she acknowledged the above instrument to be her voluntary act and deed.

  
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Notary Public for Oregon

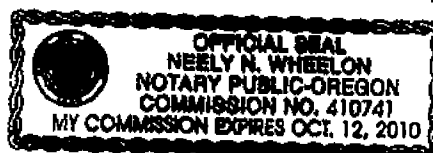
STATE OF OREGON       )  
                                  )ss.  
County of Klamath       )



This instrument was acknowledged before me this 1 day of April, 2010, by **TIMOTHY L. PATTERSON** and he acknowledged the above instrument to be his voluntary act and deed.

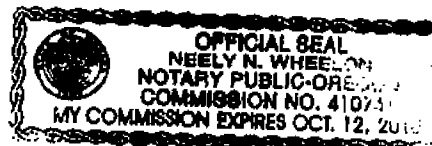
  
\_\_\_\_\_  
Notary Public for Oregon

STATE OF OREGON       )  
                                  )ss.  
County of Klamath       )



This instrument was acknowledged before me this 1 day of April, 2010, by **CINDY L. PATTERSON** and she acknowledged the above instrument to be her voluntary act and deed.

  
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Notary Public for Oregon



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A piece or parcel of land situate in portions of Government Lots 2 and 4 and the SE1/4 NW1/4 all in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the meander corner of the 1858 Meander Line, common to Sections 27 and 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 15°58'10" East 174.6 feet to a point on the Southeasterly right of way line of U.S. Highway 97 as the same is presently located and constructed; thence South 32°22' West along said Southeasterly highway right of way line 668.75 feet to an O.S.H.D. brass disc monument; thence continuing South 32°22' West along said highway right of way 1163.20 feet to the true point of beginning of this description; thence South 57°38' East 260.00 feet to a point; thence South 30°34'50" West 1284.01 feet to a point; thence South 32°22' West 44.23 feet to a point; thence North 62°18'20" West 301.02 feet to a point on the Southeasterly right of way line of said U.S. Highway 97; thence North 32°22' East 1352.14 feet to the true point of beginning.

**PARCEL 2:**

A parcel of land lying in the NW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, the said parcel being described as follows:

Beginning on the Southwesterly line of Lot 75 of the Townsite of Worden at a point 80.05 feet Northwesterly (when measured along said Southwesterly line) from the center line of the Dalles-California Highway; thence Southeasterly along said Southwesterly line to a line which is parallel with and 50 feet Northwesterly of said center line; thence Southwesterly parallel with and 50 feet Northwesterly of said center line to the South line of said NW1/4; thence West along said South line to the Northwesterly line of that property designated as Parcel 2 and described in that deed to Klamath County, recorded in Book 101 at page 470, Deed Records of Klamath County, Oregon; thence Northeasterly along said Northwesterly line to the most Northerly corner of said property; thence Northeasterly in a straight line to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of vacated McCullough Street.

**PARCEL 3:**

A portion of the SE1/4 NW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of a tract of land conveyed to Donald G. Mathis and Klara M. Mathis also known as Klara Mathis, husband and wife by Deed recorded June 19, 1978 in Book M78, page 12959, Microfilm Records of Klamath County, Oregon; thence Southwesterly along the Westerly line of the property conveyed in Deed Volume M78, page 12959, to the South line of the NW1/4 of said Section 34; thence Westerly a distance of 118.3 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad property; thence Northeasterly along the Southeasterly boundary of said railroad right of way 488.8 feet, more or less, to the Northerly line of McCullough Street in the plat of Worden, now vacated; thence Southeast along the North line of said McCullough Street, now vacated to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of McCullough Street, now vacated.