

2020-012913

Klamath County, Oregon



00266971202000129130020025

10/08/2020 01:53:55 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:
Mika N. Blain – Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Klamath Lake Land Trust
Post Office Box 5142
Klamath Falls OR 97601

BARGAIN AND SALE DEED

JWTR Oregon, LLC, an Oregon Limited Liability Company, its heirs, successors, and assigns, Grantor, hereby conveys unto Klamath Lake Land Trust, an Oregon Nonprofit Corporation, Grantee, the following-described parcel of real property situate in Klamath County, Oregon:

A portion of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ that lays North of the Sycan River in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence South 264' to a point, thence East 165' to a point, thence North 264' to a point, thence West 165' to the point of beginning.

Klamath County Assessor's Tax Lot No. R-3512-00800-01500,
Property Account No. 291428

This deed is being recorded to include a legal description inadvertently left off of a previously recorded deed (Document No. 2018-015133)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 30th day of September 2020.

JWTR Oregon, LLC,
an Oregon limited liability company

By: 
Matt Wendt, President

STATE OF OREGON, County of Deschutes ss.

On this 30th day of September, 2020, before me, Maria Fadness, a Notary Public in and for said state, personally appeared Matt Wendt, President of JWTR Oregon, LLC, an Oregon limited liability company, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.




Notary Public for Oregon
My Commission Expires: 11/13/2022