

2020-013247

Klamath County, Oregon



00267360202000132470020024

10/15/2020 10:38:55 AM

Fee: \$87.00

After recording, return to:

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

Send tax statements to:

McPherson Properties, LLC
P.O. Box 1
Midland, OR 97634

Grantor:

1510 Cross Road, LLC
892 Cross Road
Klamath Falls, OR 97603

Grantee:

McPherson Properties, LLC
P.O. Box 1
Midland, OR 97634

BARGAIN AND SALE DEED

1510 Cross Road, LLC, an Oregon limited liability company, Grantor, conveys to McPherson Properties, LLC, an Oregon limited liability company, Grantee, its 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 \$0.00.

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 ____ day of ~~September~~, 2020.

6th October,

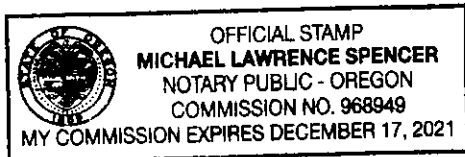

Carla Yancey, Authorized Member
of 1510 Cross Road, LLC, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 6th day of ~~September~~ ^{October}, 2020, the above-named Carla Yancey, Authorized Member of 1510 Cross Road, LLC, Grantor, and acknowledged the foregoing instrument to be her voluntary act.


Notary Public for Oregon

My Commission expires: 12-17-2021



Area of Adjustment

An area of land in the Northwest quarter and the Northeast quarter of Section 9, Township 40 South, Range 9 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

A portion of the land described in Deed Document No. 2020-001008 lying Southerly of the following described line:

Beginning at a railroad spike marking the Northwest corner of said Section; thence along the West Section line South $00^{\circ}05'52''$ East 809.43 feet to a point on the centerline of Canal 20-A Drain as constructed and the **True Point of Beginning**; thence along said as constructed canal centerline South $89^{\circ}15'34''$ East 196.59 feet; thence North $80^{\circ}32'54''$ East 835.86 feet to a point; thence leaving said canal centerline South $00^{\circ}47'03''$ East 13.70 feet to an existing fence corner which bears South $56^{\circ}03'11''$ East 1232.77 feet from said Northwest corner of Section 9; thence along said fence South $00^{\circ}47'03''$ East 1106.02 feet; thence South $27^{\circ}42'45''$ East 394.87 feet to an existing fence corner which bears South $29^{\circ}49'31''$ East 2455.44 feet from said Northwest corner; thence South $27^{\circ}42'45''$ East 9.67 feet to a point on the centerline of the C-4-H-2 Lateral as constructed; thence along said as constructed canal centerline North $27^{\circ}11'58''$ East 596.13 feet; thence North $88^{\circ}15'45''$ East 1670.73 feet; thence North $55^{\circ}46'45''$ East 66.86 feet to a point on the East line of said deed record which bears South $53^{\circ}55'44''$ West 2637.33 feet from a railroad spike marking the Northeast corner of said Section 9.

The basis of bearing for this legal description is County Survey 7323.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2019
ANDREW A. PAUL
84952PE

EXPIRES: 12/31/20