

2020-013248

Klamath County, Oregon



00267361202000132480030038

10/15/2020 10:39:21 AM

Fee: \$92.00

Returned at Counter

After recording, return to:

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

Send tax statements to:

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

Grantor:

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

Grantee:

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

BARGAIN AND SALE DEED

1510 Cross Road, LLC, an Oregon limited liability company, Grantor, conveys to 1510 Cross Road, 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.

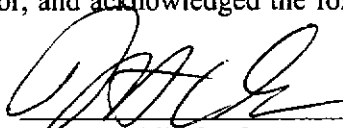
DATED this ____ day of ~~September~~, 2020.

6th October, 2020


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



OFFICIAL STAMP
MICHAEL LAWRENCE SPENCER
NOTARY PUBLIC - OREGON
COMMISSION NO. 968949
MY COMMISSION EXPIRES DECEMBER 17, 2021

Resultant Parcel 1

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:

The land described in Deed Document No. 2020-001008, excepting therefrom:

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°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°15'34" East 196.59 feet; thence North 80°32'54" East 835.86 feet to a point; thence leaving said canal centerline South 00°47'03" East 13.70 feet to an existing fence corner which bears South 56°03'11" East 1232.77 feet from said Northwest corner of Section 9; thence along said fence South 00°47'03" East 1106.02 feet; thence South 27°42'45" East 394.87 feet to an existing fence corner which bears South 29°49'31" East 2455.44 feet from said Northwest corner; thence South 27°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°11'58" East 596.13 feet; thence North 88°15'45" East 1670.73 feet; thence North 55°46'45" East 66.86 feet to a point on the East line of said deed record which bears South 53°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

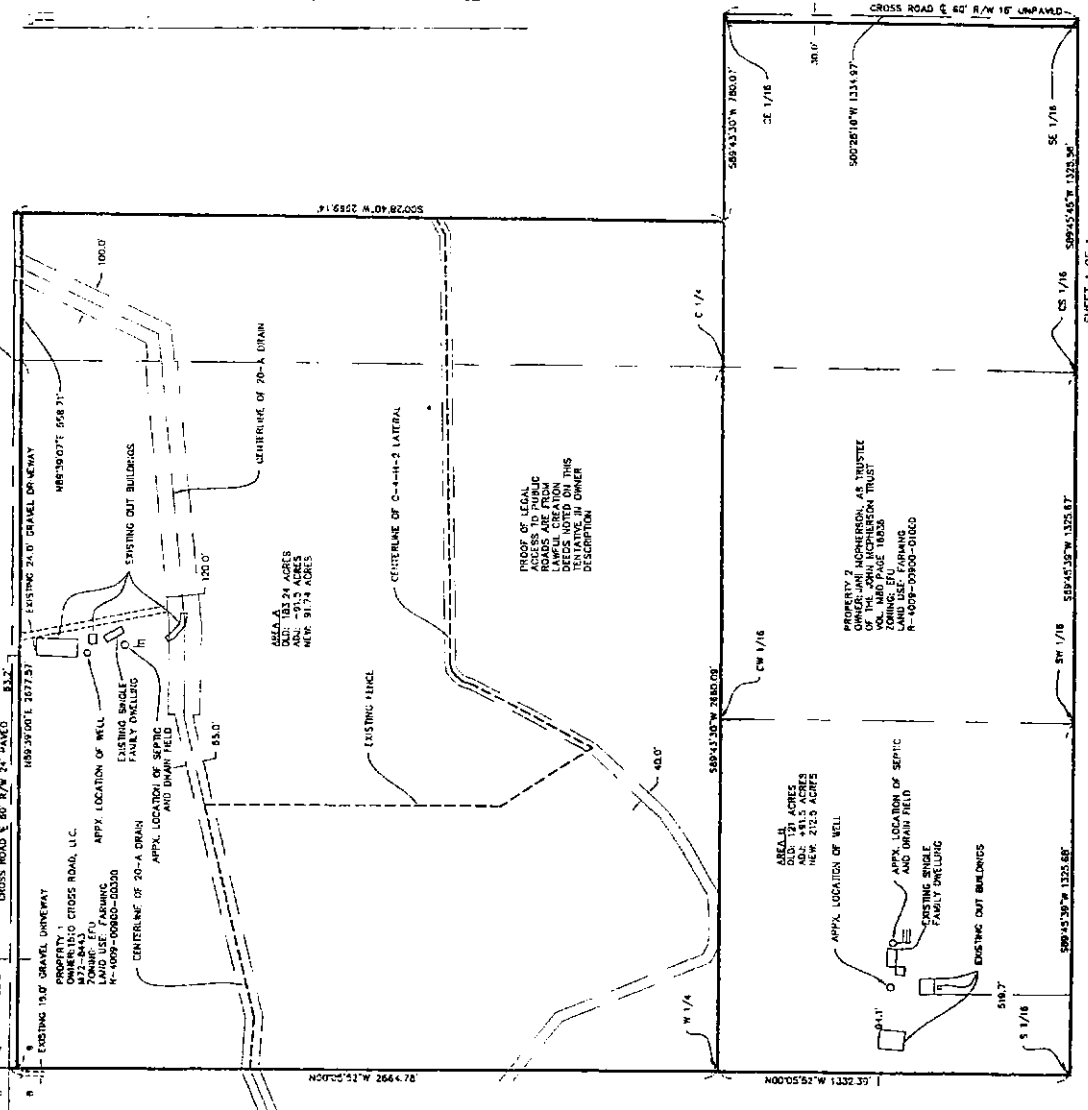
EXPIRES: 12/31/20

7 TENTATIVE PROPERTY LINE ADJUSTMENT 9-20

FOR JOSH MCPHERSON
IN THE NW1/4 AND E1/2 OF THE NE1/4 OF SECTION 09,
AND THE NE1/4 OF SECTION 08
TOWNSHIP 40 SOUTH, RANGE 09 EAST,
WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON

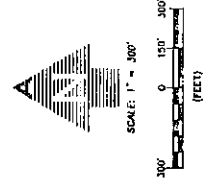
LEGEND

---	PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING EASEMENT
---	LOT LINES
---	SECTION/QUOTIENT PART LINE
---	ROAD RIGHT OF WAY



SITE MAP

PROPERTY INFORMATION	
OWNER: 1510 CROSS ROAD, LLC 882 CROSS ROAD, LLC CLATSOP AND TOWNSHIP 40 SOUTH RANGE 09 EAST WILLAMETTE MERIDIAN, OR 97103	PROPOSED PARCELS #1 AND 2 CURRENT LAND USE: FARMING PROPOSED LAND USE: NO CHANGE CURRENT WATER SUPPLY: WELL PROPOSED WATER SUPPLY: NO CHANGE CURRENT SEWAGE DISPOSAL: SEPTIC PROPOSED SEWAGE DISPOSAL: NO CHANGE
SITUS ADDRESS: 1510 CROSS ROAD TAX LOTS: R-4009-00000-00000 R-4009-00000-01000	
ZONING: ETV	
AREA A: AREA A CURRENT: 18.24 ACRES ADJUSTED AREA 91.74 ACRES	
AREA B: AREA B CURRENT: 121.2 ACRES ADJUSTED AREA 121.2 ACRES	
VEHICULAR ACCESS: CROSS ROAD	
FIRE PROTECTION: KETO #	



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ENGINEERING & SURVEYING
1435 EPLAMADE AVENUE, KLAMATH FALLS, OR 97601

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9/23/2020

PROPERTY LINE ADJUSTMENT_09-20

SHEET 1 OF 1

02-20-9 PLA