

Returned at Counter

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Ewauna Park LLC, an Oregon Limited  
Liability Company  
24737 Prospect Ave.  
Los Altos Hills, CA 94022

GRANTEE'S NAME AND ADDRESS:

Eileen M. Gibbons  
24737 Prospect Ave.  
Los Altos Hills, CA 94022

Keith D. Goode  
7250 Sweet Ola Hiway  
Sweet, ID 83670

Terry L. Schafer  
21571 State Rt 676  
Marietta, OH 45750

SEND TAX STATEMENTS TO:

Keith D. Goode  
7250 Sweet Ola Hiway  
Sweet, ID 83670

2020-016960

Klamath County, Oregon



00271423202000169600080087

12/29/2020 10:37:13 AM

Fee: \$117.00

**BARGAIN AND SALE DEED**

**EWAUNA PARK LLC, an Oregon Limited Liability Company**, hereinafter referred to as grantor, conveys to **EILEEN M. GIBBONS, KEITH D. GOODE, and TERRY L. SCHAFER, as tenants in common**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

**SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16 day of December, 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, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

EWAUNA PARK LLC, an Oregon Limited  
Liability Company

By: Eileen M. Gibbons  
Eileen M. Gibbons, Member

By: \_\_\_\_\_  
Keith D. Goode, Member

By: \_\_\_\_\_  
Terry L. Schafer, Member

STATE OF IDAHO; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of December,  
2020, by Keith D. Goode, Member of Ewauna Park LLC, an Oregon Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

STATE OF OHIO; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of December,  
2020, by Terry L. Schafer, Member of Ewauna Park LLC, an Oregon Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

**Note:** The acknowledgment of Eileen M. Gibbons is attached hereto and incorporated herein by  
reference.

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

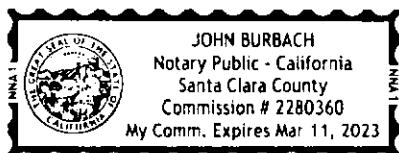
State of California

County of Santa Clara }

On December 16<sup>th</sup>, 2020 before me, John Burbach, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Eileen Marie Gibbons  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Bargain and Sale Deed

Document Date: December 16<sup>th</sup>, 2020 Number of Pages: 6

Signer(s) Other Than Named Above: Keith D. Goode and Terry L. Schaffer

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

EWAUNA PARK LLC, an Oregon Limited  
Liability Company

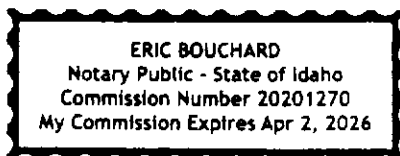
By: \_\_\_\_\_  
Eileen M. Gibbons, Member

By: Keith D. Goode  
Keith D. Goode, Member

By: \_\_\_\_\_  
Terry L. Schafer, Member

STATE OF IDAHO; County of Valley ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17<sup>th</sup> day of December,  
2020, by Keith D. Goode, Member of Ewauna Park LLC, an Oregon Limited Liability Company.



[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 4/2/2026

STATE OF OHIO; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of December,  
2020, by Terry L. Schafer, Member of Ewauna Park LLC, an Oregon Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

**Note:** The acknowledgment of Eileen M. Gibbons is attached hereto and incorporated herein by  
reference.

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, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

EWAUNA PARK LLC, an Oregon Limited  
Liability Company

By: \_\_\_\_\_  
Eileen M. Gibbons, Member

By: \_\_\_\_\_  
Keith D. Goode, Member

By: Terry L. Schafer  
Terry L. Schafer, Member

STATE OF IDAHO; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of December,  
2020, by Keith D. Goode, Member of Ewauna Park LLC, an Oregon Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

STATE OF OHIO; County of Washington ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16th day of December,  
2020, by Terry L. Schafer, Member of Ewauna Park LLC, an Oregon Limited Liability Company.



Jill Altenburger  
Notary Public, State of Ohio  
My Comm. Expires Oct. 16, 2022

Jill Altenburger  
NOTARY PUBLIC FOR ~~OREGON~~ OHIO  
My Commission expires: October 16, 2022

Note: The acknowledgment of Eileen M. Gibbons is attached hereto and incorporated herein by reference.

**EXHIBIT "A"**

Attached to and made a part of that certain Bargain and Sale Deed  
wherein Ewauna Park LLC, an Oregon Limited Liability Company  
is Grantor and  
Eileen M. Gibbons, Keith D. Goode, and Terry L. Schafer,  
as tenants in common, are Grantees

**PROPERTY DESCRIPTION**

**PARCEL 3:**

An undivided one-half (1/2) interest in and to all of Blocks 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 24, 25, and 26 in EWAUNA PARK according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING any portion located in the Southside By-Pass.

ALSO EXCEPTING the portion conveyed to Regional Disposal Company in December 2005 described as follows: THE PARCEL OF LAND situated in the NE¼SW¼ of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of Ewauna Park Subdivision according to the official plat thereof on file in the office of the Klamath County Clerk, more particularly described as follows: BEGINNING at a point on the Easterly right-of-way line of Tingley Lane (formerly Manzanita Way), said point being the intersection of said Easterly line with the South right-of-way line of Birch Street (now vacated) of said Ewauna Park Subdivision; thence South 70°19'42" E. along the South right-of-way line of said vacated Birch Street, a distance of 191.00 feet to a point; thence N. 19°40'18" E. perpendicular to the said South right-of-way line, a distance of 50.00 feet to a point on the North right-of-way line of said vacated Birch Street; thence S. 70°19'42" E. along said North right-of-way line, a distance of 325.34 feet to a point on the East line of said NE¼SW¼ of said Section 9; said point being South 00°06'02" W. 561.65 feet from the NE corner of said NE¼SW¼; thence South 00°06'06" West along said East line of the NE¼SW¼; a distance of 477.59 feet to the Southeast corner of Lot 1, Block 20, of said Ewauna Park Subdivision; thence North 70°19'42" W., along the Southerly lines of the following lots: Lot 1 of Block 20, Lots 10 and 17 of Block 18 and Lots 8, 9, and 10 of Block 15, a distance of 676.32 feet to the Southwest corner of said Lot 8; thence North 19°40'18" East along the West line of Block 15, a distance of 400.00 feet to the Point of Beginning; containing 5.94 acres more or less.

Tax Account No.: R539689

Tax Map Lot No.: R-3909-009C0-00600-000

**PARCEL 4:**

An undivided one-half interest in and to that tract of land situated in the E½NW¼ Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of the Southern Pacific Railroad right-of-way and lying westerly of the Southside By-pass.

Tax Account No.: R579788

Tax Lot Map No.: R-3909-016B0-00100-000

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**PARCEL 9:**

An undivided one-half interest in and to the N½ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, lying Easterly of the right-of-way of the Central Pacific Railway Company as described in deed recorded March 23, 1929, in Volume 85, page 461, Deed Records of Klamath County, Oregon,

EXCEPT THE FOLLOWING, to-wit:

The E½ of NE¼NE¼ of said Section 16; and that certain tract of land conveyed to James Wells Hunt and wife by deed dated and recorded April 6, 1954, in Volume 266, page 259, Deed Records of Klamath County, Oregon, described as follows: A tract of land in the SE¼NE¼ of said Section 16 lying adjacent to the West right of way of the County Road known as Washburn Way, described as follows: Beginning South 0°11' West 427.42 feet and South 89°57' West 30.0 feet from the initial point described on the plat of "Altamont Small Farms"; said initial point being South 0°06' East 1344 feet from the Northwest corner of Section 15 in said Township and Range; thence South 89°57' West 178.71 feet; thence South 0°11' West 208.71 feet; thence North 89°57' East 178.71 feet; thence North 0°11' East 208.71 feet, to the point of beginning.

ALSO EXCEPTING that portion deeded to United States of America by Deed Recorded August 8, 1908, in Volume 24 on page 495, records of Klamath County, Oregon.

ALSO EXCEPTING that portion acquired by the State of Oregon by and through its Department of Transportation under Stipulated Final Judgment, Docketed June 8, 1987, Case No. 85-750CV, in the Circuit Court of Klamath County, Oregon.

ALSO EXCEPTING that portion deeded to Klamath County in Deed Volume M96 on page 26133, records of Klamath County, Oregon.

ALSO EXCEPTING an undivided one-half interest in and to that portion of the E½NW¼, Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of the Southern Pacific Railroad right-of-way and lying westerly of the Southside By-Pass deeded to Juanita Fairclo, nka Juanita S. Goode, Trustee of the Juanita Fairclo Trust, U.A.D., 11-08-1999, recorded September 10, 2007, in Volume 2007, page 015868, official records of Klamath County, Oregon.

ALSO EXCEPTING an undivided one-half interest in and to that portion of the SW¼NE¼, Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of the Southern Pacific Railroad right-of-way and lying westerly of the Southside By-Pass.

TOGETHER WITH:

THAT TRACT OF LAND DESCRIBED AS PARCEL 9 IN DEED VOLUME 2012 AT PAGE 012474 OF THE KLAMATH COUNTY DEED RECORDS, TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

AN AREA OF LAND SITUATED IN THE NE¼ OF SECTION 16, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 266 AT PAGE 258 OF THE KLAMATH COUNTY DEED RECORDS AND THE WEST RIGHT OF WAY LINE OF WASHBURN WAY, FROM WHICH THE N1/16 CORNER COMMON TO SECTION 15, T39S, R9EWM, AND SAID SECTION 16 BEARS N03°40'36"E 612.88 FEET; THENCE N00°26'32"E, ALONG THE SAID WEST RIGHT OF WAY LINE, 28.69 FEET; THENCE, LEAVING THE SAID WEST RIGHT OF WAY LINE, N89°28'14"W 173.90 FEET TO A POINT ON THE BOUNDARY OF SAID VOLUME 266, PAGE 258; THENCE, ALONG THE BOUNDARY OF SAID VOLUME 266 PAGE 258 THE FOLLOWING COURSES, S00°48'20"W 28.69 FEET AND S89°28'14"E 174.08 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM SOUTH ZONE #3602.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 266 AT PAGE 258 OF THE KLAMATH COUNTY DEED RECORDS AND THE WEST RIGHT OF WAY LINE OF WASHBURN WAY, FROM WHICH THE N1/16 CORNER COMMON TO SECTION 15, T39S, R9EWM, AND SAID SECTION 16 BEARS N05°20'27"E 404.71 FEET; THENCE N01°05'24"E, ALONG THE SAID WEST RIGHT OF WAY LINE, 18.17 FEET; THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, N89°26'39"W 182.20 FEET; THENCE S00°48'20"W 198.22 FEET; THENCE S89°28'14"E 9.35 FEET TO A POINT ON THE BOUNDARY OF SAID VOLUME 266, PAGE 258; THENCE, ALONG THE BOUNDARY OF SAID VOLUME 266 PAGE 258 THE FOLLOWING COURSES, N00°48'20"E 180.06 FEET AND S89°26'39"E 172.76 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM SOUTH ZONE #3602.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

Tax Account No.: R579591

Tax Lot Map No.: R-3909-01600-00200-000

**PARCEL 10:**

AN UNDIVIDED ONE-HALF INTEREST in and to that portion of the SW¼NE¼, Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of the Southern Pacific Railroad right-of-way and lying westerly of the Southside By-Pass.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

Tax Account No.: 894899

Tax Lot Map No.: R-3909-01600-00201-000