

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-000011

Klamath County, Oregon



00271636202100000110020028

01/04/2021 11:08:22 AM

Fee: \$87.00

EMERALD ESTATES MHP
4751 BELLUM
KLAMATH FALLS, OR 97603-0000

Grantor's Name and Address

ADAM ELLSWORTH
1923 AUBURN ST
KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

ADAM ELLSWORTH
1923 AUBURN ST
KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

ADAM ELLSWORTH
1923 AUBURN ST
KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED EMERALD ESTATES MHP Formerly known

KNOW ALL BY THESE PRESENTS that ~~effective as of January 1, 2021~~

as EMERALD ESTATES LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

EMERALD ESTATES MHP

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Parcel 2 of Minor Land Partition 44-91 situated in the W 1/2 NE 1/4 Section 13, Township 39, South Range 9 East of the Willamette Meridian, Klamath County, Oregon, and filed in the Klamath County Clerk's office.

Excepting There From that portion of the following described tract of land lying within the SW 1/4 of the NE 1/4 A tract of land situated in the S 1/2 of the NE 1/4 of Section 13, Township 39 (Township) South, Range 9 East of the Willamette Meridian, Klamath County Oregon, MORE particularly described as follows:

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

ADAM ELLSWORTH
ADAM ELLSWORTH, CEO
12/30/2020

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 12/30/2020
by ADAM ELLSWORTH

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Traci Herbert
Notary Public for Oregon
My commission expires 11/19/22

Beginning at the most Southwesterly corner of
Parcel 2 of minor land Partition 4491 from which
the $\frac{1}{4}$ corner common to Section 12 and said Section
13 bears North $27^{\circ} 13' 04''$ West 1722.42 feet;
thence along the boundary of said Parcel 2 North 35°
~~(line)~~ $00' 09''$ East 213.04 feet North $89^{\circ} 42' 49''$ West
240.00 feet and North $42^{\circ} 54' 50''$ West 34.30 feet to a point
on the North line of the Easement as describe in
Volume 291, page 438 of the Klamath County Deed Record
thence South $89^{\circ} 42' 49''$ East along said North line
670.27 feet to a point on the East line of the $W\frac{1}{2}$ of the
 $NE\frac{1}{4}$ of said Section 13: thence North $00^{\circ} 18' 23''$
East 4.51 feet to the $NE\frac{1}{16}$ corner of said Section 13;
thence South $89^{\circ} 56' 54''$ East, along the North line
of the $S/E\frac{1}{4}$ of the $NE\frac{1}{4}$ of said Section 13, 356.08
feet to a point on the Northerly line of that
tract of land described in Deed Volume 308, page 618
thence South $72^{\circ} 58' 03''$ West along said Northerly line
516.80 feet. thence along the boundary of said
Parcel 2 North $75^{\circ} 46' 50''$ West 128.10 feet and
South $72^{\circ} 58' 03''$ West 279.15 feet to the point of
beginning