



THIS SPACE RESERVED FOR

2021-000199

Klamath County, Oregon

01/06/2021 02:30:02 PM

Fee: \$92.00

Randy L. Shaw and Carolyn J. Shaw

Grantor's Name and Address

R & C Shaw Family LLC, an Oregon Limited Liability
Company

12952 Crystal Springs Rd.

Klamath Falls 97603

Grantee's Name and Address

After recording return to:

R & C Shaw Family LLC, an Oregon Limited Liability
Company

12952 Crystal Springs Rd.

Klamath Falls 97603

Until a change is requested all tax statements
shall be sent to the following address:

R & C Shaw Family LLC, an Oregon Limited Liability
Company

12952 Crystal Springs Rd.

Klamath Falls 97603

File No. 409766AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Randy L. Shaw and Carolyn J. Shaw, as Tenants by the Entirety,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **R & C Shaw Family LLC, an Oregon Limited Liability Company,**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is Vesting Change.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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

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.

In Witness Whereof, the grantor has executed this 31st day of December, 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Randy L. Shaw
Randy L. Shaw

Carolyn J. Shaw
Carolyn J. Shaw

State of Oregon } ss
County of Klamath }

On this 31st day of December, 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Randy L. Shaw and Carolyn J. Shaw, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-1-2023

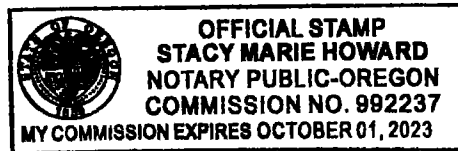


EXHIBIT 'A'

File No. 409766AM

A tract of land situated in the NW1/4 SW1/4, Section 2, Township 39 S., Range 9 E.W.M., more particularly described as follows:

Beginning at the brass plug marking the West one-fourth corner of said Section 2; thence South 00° 13' East along the Westerly line of said Section 2, 332.00 feet; thence North 89° 47' East 30.00 feet to an iron pin on the Easterly right of way line of Summers Lane, a county road, said point being on the Southerly line of that tract of land described in Deed Volume 288, Page 152, Klamath County Deed Records, said point being the true point of beginning of this description; thence North 00° 13' West along the Easterly right of way line of Summers Lane 120.00 feet to an iron pin; thence North 89° 47' East parallel with the South line of that tract of land described in said Deed Volume 288, Page 152, 82.38 feet to an iron pin on the Westerly right of way line of the USBR "A" canal; thence South 09° 31' East along said line a distance of 121.60 feet to a one-half inch iron pin on the Southeast corner of that tract of land described in Deed Volume 288, Page 152, Klamath County Deed Records; thence South 89° 47' West along the Southerly line of said tract of land a distance of 102.05 feet, more or less, to the true point of beginning of this description.