

2021-003196

Klamath County, Oregon



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03/03/2021 02:22:24 PM

Fee: \$92.00

Returned at Counter

After recording, return to:

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

Send tax statements to:

BAR4W, LLC
P.O. Box 21555
Keizer, OR 97303

Grantor:

Wendi Christensen and Sandi English,
co-Successor Trustees of the Gary A Ward Trust
1296 Keystone Loop NE
Keizer, OR 97303

Grantee:

BAR4W, LLC
P.O. Box 21555
Keizer, OR 97303

BARGAIN AND SALE DEED

Wendi Christensen and Sandi English, co-Successor Trustees of the Gary A. Ward Trust dated January 23, 2004, Grantor, convey to BAR4W, LLC, an Oregon limited liability company, Grantee, its undivided ½ interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

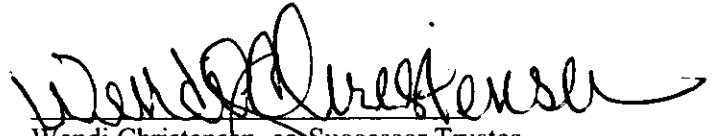
See Exhibit A, attached hereto and incorporated by this reference.

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,

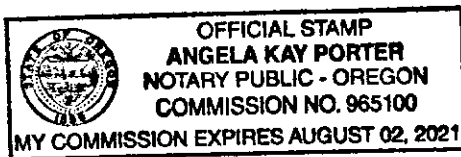
CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


DATED this 18th day of February, 2021.



Wendi Christensen, co-Successor Trustee
of the Gary A. Ward Trust, Grantor

STATE OF OREGON)
) ss.
County of Marion)

Personally appeared before me this 18th day of February, 2021, the above-named Wendi Christensen, co-Successor Trustee of the Gary A. Ward Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act.

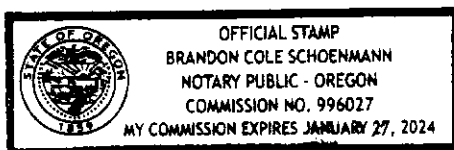



Notary Public for Oregon
My Commission expires: 8.2.21


Sandi English, co-Successor Trustee
of the Gary A. Ward Trust, Grantor

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 23 day of February, 2021, the above-named Sandi English, co-Successor Trustee of the Gary A. Ward Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act.



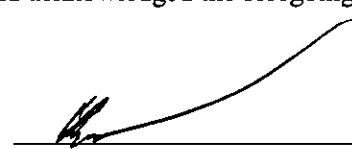

Notary Public for Oregon
My Commission expires: 01/27/2024

EXHIBIT A

PARCEL 1:

A portion of Lots 3 and 4, Block 16 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the southerly line of Lot 3 in Block 16 in the ORIGINAL TOWN OF KLAMATH FALLS, formerly Linkville, which point is 40 feet northeasterly from the southwesterly corner of said Lot 4; thence northeasterly along the northerly line of Main Street 27 feet; thence northwesterly at right angles to Main Street 100 feet; thence southwesterly and parallel with Main Street 27 feet; thence southeasterly and at right angles to Main Street 100 feet to the place of beginning.

PARCEL 2:

A parcel of land situated in Lot 5, Block 39, ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most westerly corner of Lot 5 of said Block 39, thence from said point of beginning south $50^{\circ} 50'$ east along the southwesterly line of said Lot 5, 112.25 feet to a point; thence north $39^{\circ} 05'$ east parallel to the southeasterly line of said Lot 5, 25.09 feet to the center of an existing building wall, thence north $50^{\circ} 55'$ west parallel to the southwesterly line of said Lot 5 and along the center of said building wall 112.25 feet to a point on the northwesterly line of said Lot 5, thence south $39^{\circ} 05'$ west along the northwesterly line of said Lot 5, 25.09 feet to the point of beginning.

TOGETHER WITH an easement 3.00 feet in width for purposes of ingress and egress and maintenance purposes more particularly described as follows:

Beginning at a point on the southwesterly line of said Lot 5, from which the most westerly corner of Lot 5 bears north $50^{\circ} 55'$ west 112.25 feet, thence from said point of beginning north $39^{\circ} 05'$ east parallel to the southeasterly line of said Lot 5, 25.09 feet, thence south $50^{\circ} 55'$ east parallel to the southwesterly line of said Lot 5, 3.00 feet, thence south $39^{\circ} 05'$ west parallel to the southeasterly line of said Lot 5, 25.09 feet to the southwesterly line of said Lot 5, thence north $50^{\circ} 55'$ west along the southwesterly line of said Lot 5, 3.00 feet to the point of beginning.