

Returned at Counter



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RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENT Wesgo, a partnership 5761 Glenridge Way Klamath Falls, OR 97603
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03/11/2021 08:04:38 AM

Fee: \$102.00

Grantors:

Wesgo, a partnership
5761 Glenridge Way
Klamath Falls, OR 97603

Grantee:

Wesgo, a partnership
5761 Glenridge Way
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

WESGO, a partnership, aka Wes Go Company, Grantors convey to WESGO, a partnership, Grantee the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1

A tract of land situated in the SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

See attached Exhibit A.

Parcel 2

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

See attached Exhibit B.

The true and actual consideration for this transfer is a Segregation Deed. This deed corrects the property descriptions in the Segregation Deed recorded Klamath County Deed records 2021-002343.

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 2nd day of March, 2021.

WESGO, a partnership

WESGO, a partnership

Ben J. Menold
Ben J. Menold, Partner

Melvin L. Stewart
Melvin L. Stewart, Partner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 10th day of March 2021, the above-named Melvin L. Stewart, Partner, in his authorized capacity, and acknowledged the foregoing instrument to be his voluntary act.



Katrina Leann Roberts
Notary Public for Oregon
My Commission expires: 5/3/2024

CALIFORNIA ACKNOWLEDGEMENT

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.

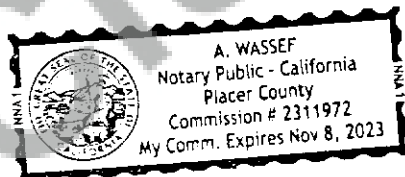
STATE OF CALIFORNIA)
County of Placer) ss.

On March 2, 2021 before me,
A. Wassef, Notary Public, personally
appeared **Ben J. Menold**, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to
the within instrument and acknowledged to me that he executed the
same in his authorized capacity, and that by his signature on the
instrument is the person or the entity upon behalf of which the
person 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. (SEAL)

A. Wassef
Notary Public



TRU SURVEYING LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

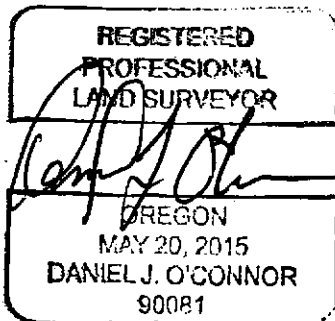


DECEMBER 17, 2020

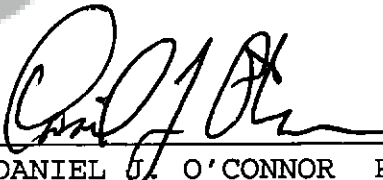
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SE1/4 OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SE1/4, FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 16 BEARS S00°21'09"W 1180.01 FEET; THENCE S89°52'50"E, PARALLEL TO THE SOUTH LINE OF SAID SECTION 16, 1695.17 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S33°33'50"E, ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE, 454.76 FEET TO A POINT ON THE BOUNDARY OF "TRACT 1357"; THENCE, ALONG THE SAID BOUNDARY OF "TRACT 1357" THE FOLLOWING COURSES, S45°48'09"W 333.50 FEET, S50°52'59"W 645.28 FEET AND S22°35'10"W 173.62 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE N89°52'50"W, ALONG THE SAID SOUTH LINE, 370.85 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE USBR A-3 LATERAL; THENCE, ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES, N42°34'04"W 260.91 FEET, N52°04'57"W 265.29 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 170.99 FEET AND CENTRAL ANGLE EQUALS 26°54'50") 80.32 FEET, N25°10'07"W 387.50 FEET AND N23°28'13"W 424.82 FEET TO A POINT ON THE SAID WEST LINE OF THE SE1/4; THENCE N00°21'09"E 23.86 FEET TO THE POINT OF BEGINNING, CONTAINING 35.46 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM FOR THE BEND-KLAMATH FALLS ZONE.



RECEIVED 1/1/2021


DANIEL J. O'CONNOR P.L.S. 90081

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691



LEGAL DESCRIPTION

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE N00° 21'09"E, ALONG THE WEST LINE OF THE SAID SW1/4 SE1/4, 1057.12 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE USBR A-3 LATERAL; THENCE, ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES, S23° 28'13"E 334.82 FEET, S25° 10'07"E 388.09 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 210.99 FEET AND CENTRAL ANGLE EQUALS 26° 54'50") 99.11 FEET, S52° 04'57"E 261.96 FEET AND S42° 34'04"E 220.69 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE N89° 52'50"W 722.16 FEET TO THE POINT OF BEGINNING, CONTAINING 6.95 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM FOR THE BEND-KLAMATH FALLS ZONE.



RENEWS: 1/1/2021



DANIEL J. O'CONNOR P.L.S. 90081

EXHIBIT " B "

Segregation Deed