

MT 431673AM

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Wilsonart, LLC 13413 Galleria Circle, #200 Austin, TX 78738
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2021-003996  
Klamath County, Oregon  
03/17/2021 12:49:09 PM  
Fee: \$107.00

**Grantor:**

Wesgo, a Partnership  
5671 Glenridge Way  
Klamath Falls, OR 97603

**Grantee:**

Wilsonart LLC  
13413 Galleria Circle, Suite 200  
Austin, TX 78738

- STATUTORY WARRANTY DEED -

WESGO, a Partnership, Grantor, conveys and warrants to Wilsonart LLC, Grantee, the following described real property described in Exhibit A attached hereto and situated in the County of Klamath, State of Oregon, free of encumbrances excepting those described herein.

SUBJECT TO AND EXCEPTING:

All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments, including, but not limited to the following:

1. Potential additional tax liability, due to the removal of the herein described land from special use assessment. Code No. 162 Account No. 579715 Map No. 3909-01600-00900 Amount: \$1,427.66 The additional tax will not be levied unless the actual use of the land is changed.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. (No inquiry has been made).
3. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: The United States of America Recorded: May 21, 1915 Volume: 43, page 548.
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument: Recorded: November 26, 1951 Volume: 251, page 275 File No. 431673AM Page 3 13.
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: Pacific Gas Transmission Company, a California corporation Recorded: May 12, 1995 Volume: M95, page 12318 Amended by instrument,

107 1. STATUTORY WARRANTY DEED

lw The True and actual consideration for this transfer is \$445,000.

Recorded: September 18, 1996 Volume: M96, page 29471.

7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: P.G. and E Gas Transmission - Northwest, an Oregon corporation Recorded: July 20, 1998 Volume: M98, page 26264.

8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: PacifiCorp, an Oregon corporation Recorded: November 16, 1998 Volume: M98, page 41729.

9. Memorandum of Annexation Agreement, including the terms and provisions thereof, Recorded: May 17, 2001 Volume: M01, page 22844.

10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: Avista Corporation, a Washington corporation Recorded: June 22, 2007 Instrument No.: 2007-011239.

11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: Avista Corporation, a Washington corporation Recorded: March 5, 2019 Instrument No.: 2019-001981.

GRANTOR FURTHER RESERVES a 60-foot-wide access and utility easement described in the attached Exhibit B. Said easement is for the benefit of the following described real property, situated in Klamath County State of Oregon.

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

That portion of the SE  $\frac{1}{4}$  lying Westerly of the Westerly right of way line of Southern Pacific Railroad and North of a line 1180 feet North of and parallel to the South line of said Section 16, EXCEPT THEREFROM any portions lying within roads and highways.

The true and actual consideration for this transfer is \$445,000.

**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 2<sup>nd</sup> day of March, 2021.

WESGO, a partnership

WESGO, a partnership

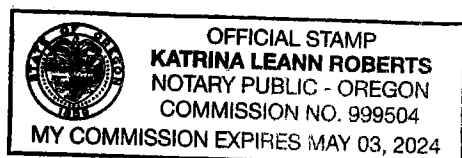
B J Menold  
Ben J. Menold, Partner

Melvin L. Stewart  
Melvin L. Stewart, Partner

\*\*\*\*NOTARY ACKNOWLEDGMENTS FOLLOW\*\*\*\*

STATE OF OREGON            )  
  ) ss.  
County of Klamath        )

Personally appeared before me this 10<sup>th</sup> 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.



[Signature]  
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.

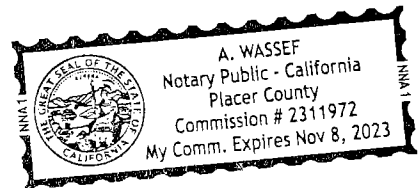
On March 2, 2021 before me,  
A. Wassef, Notary Public, personally  
appeared **Ben J. Menold**, who proved to me on the basis of satisfactory  
evidence to be the person whose name is subscribed to the within  
instrument and acknowledged to me that he executed the same in his  
authorized capacity,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

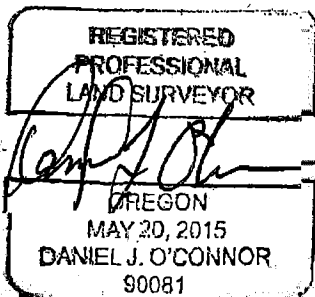


DECEMBER 17, 2020

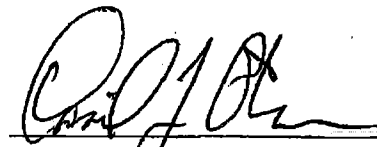
### LEGAL DESCRIPTION

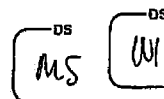
A TRACT OF LAND SITUATED IN THE SE1/4 OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, 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



# TRU SURVEYING LINE

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

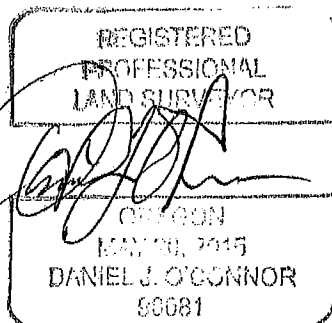


FEBRUARY 15, 2021

## LEGAL DESCRIPTION OF 60 FOOT WIDE ACCESS EASEMENT

A 60 FOOT WIDE ACCESS EASEMENT SITUATED IN THE SE1/4 OF SECTION 16, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF "TRACT 1357"; THENCE N33°33'50"W 70.33 FEET; THENCE S50°52'59"W 637.35 FEET; THENCE S22°35'10"W 220.22 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE N89°52'50"W, ALONG THE SAID SOUTH LINE, 295.10 FEET TO 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 THE WEST LINE OF THE SAID SE1/4 OF SECTION 16; THENCE N00°21'09"E, ALONG THE SAID WEST LINE, 23.86 FEET TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M80 AT PAGE 390 OF THE KLAMATH COUNTY DEED RECORDS; THENCE S89°52'50"E, ALONG THE SAID SOUTH LINE 60.00 FEET; THENCE, LEAVING SAID SOUTH LINE, S00°21'09"W 11.45 FEET TO A POINT 60 FEET DISTANT NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY RIGHT OF WAY OF THE SAID USBR A-3 LATERAL; THENCE, ALONG A LINE 60 FEET DISTANT NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY RIGHT OF WAY OF THE SAID USBR A-3 LATERAL THE FOLLOWING COURSES, S23°28'13"E 411.27 FEET, S25°10'07"E 386.61 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 110.99 FEET AND CENTRAL ANGLE EQUALS 26°54'50") 52.14 FEET, S52°04'57"E 270.29 FEET AND S42°34'04"E 239.62 FEET TO A POINT 60 FEET DISTANT NORTHERLY OF THE SOUTH LINE OF SAID SECTION 16; THENCE S89°52'50"E, ALONG A LINE 60 FEET DISTANT NORTHERLY OF THE SOUTH LINE OF SAID SECTION 16, 228.70 FEET; THENCE, LEAVING SAID LINE, N22°35'10"E 195.23 FEET; THENCE N50°52'59"E 672.28 FEET; THENCE N45°48'09"E 46.90 FEET; THENCE S33°33'50"E 132.27 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID "TRACT 1357"; THENCE, ALONG THE BOUNDARY OF SAID "TRACT 1357" THE FOLLOWING COURSES, S45°48'09"W 28.26 FEET AND S50°52'59"W 32.38 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM FOR THE BEND - KLAMATH FALLS ZONE.



RENEWS: 1/1/2023

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