



THIS SPACE RESERVED FOR

2021-004019

Klamath County, Oregon

03/17/2021 02:52:00 PM

Fee: \$92.00

Daniel Lee Eddy, Trustee of the Eddy Living Trust

2604 Autumn Ave

Klamath Falls, OR 97601

Grantor's Name and Address

Daniel Lee Eddy, Trustee of the Eddy Living Trust

2604 Autumn Ave

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Daniel Lee Eddy, Trustee of the Eddy Living Trust

2604 Autumn Ave

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

Daniel Lee Eddy, Trustee of the Eddy Living Trust

2604 Autumn Ave

Klamath Falls, OR 97601

File No. 355409AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Daniel Lee Eddy, Trustee of the Eddy Living Trust, Daniel Lee Eddy, Trustee of the Eddy Living Trust as to Parcel 1

and

Daniel Lee Eddy, as Trustee of the Eddy Living Trust dated October 23, 1992 as to Parcels 2 and 3,

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

Daniel Lee Eddy, as Trustee of the Eddy Living Trust dated October 23, 1992 as amended and restated dated March 17, 2016

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 0.00.

92

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 instrument this 16 day of March, 2021; 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.

Eddy Living Trust dated October 23, 1992

Daniel Lee Eddy
Daniel Lee Eddy, Trustee

State of Oregon} ss.
County of Klamath}

On this 16 day of March, 2021, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Daniel Lee Eddy known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Daniel Lee Eddy, Trustee of the Eddy Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

Lisa Legget-Weatherby
Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: 10/1/2023

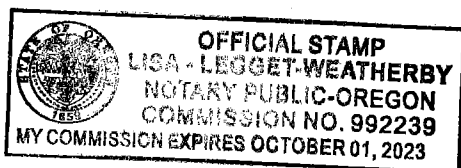


EXHIBIT 'A'

File No. 355409AM

PARCEL 1:

All that portion of Government Lot 3 in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of SW1/4 SE1/4 of Section 5; thence North 45° West 446.5 feet more or less to the right of way of the State Highway; thence Easterly and Northerly along the Easterly boundary of said right of way 812 feet, more or less, to a point where a line 450 feet South of and parallel to North line of Government Lot 3 intersects the said Easterly boundary of said Highway right of way; thence Easterly 123 feet, more or less, to East boundary of said Government Lot 3; thence Southeasterly and Southerly along the Easterly boundary of said Government Lot 3 to the Southeast corner of said Government Lot 3; thence West along the South line of said Government Lot 3 to the point of beginning.

EXCEPTING HOWEVER, from above parcel all the portion of Government Lot 3 in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point where a line 450 South of and parallel to the North line of said Government Lot 3 intersects the Easterly boundary of State Highway right of way; thence East 123 feet, more or less, to the Easterly boundary of said Government Lot 3; thence South 55°45' East a distance of 744 feet, more or less, along the Easterly boundary line of said Government Lot 3, to the meander corner; thence South 25° East along the meander line a distance of 251.5 feet; thence North 56°50' West a distance of 918.6 feet, (965.25 per Survey 1093) more or less, to an intersection with the Easterly right of way line of said State Highway; thence North 27°30' West along the Easterly boundary of State Highway right of way a distance of 163 feet, more or less, to the point of beginning.

FURTHER EXCEPTING parcel conveyed to the City of Klamath Falls, November 17, 1948 in Book 226 at page 427, Deed Records of Klamath County, Oregon.

PARCEL 2:

Beginning at a point 60 feet East of the Northwest corner of the SE1/4 of SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East on the North line of said SE1/4 of SE1/4, 417.42 feet; thence South and parallel to the West line of said SE1/4 of SE1/4, 208.71 feet; thence West and parallel to the North line of said SE1/4 of SE1/4, 417.42 feet; thence North and parallel to the West line of said SE1/4 of SE1/4, 208.71 feet to the point of beginning.

PARCEL 3:

Beginning at a point on the South line of the NE1/4 of the SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said point being 85.96 feet East of the Southwest corner of said NE1/4 of the SE1/4; thence West 25.96 feet; thence South 208.7 feet; thence West 30.0 feet; thence North 59.2 feet; thence in a Northwesterly direction following the arc of a 14.7642° curve to the left through the Southwest corner of said NE1/4 of the SE1/4 304.8 feet; thence North 43°37'40" West 329.2 feet to the Southeasterly right of way line of the State Highway; thence North 66°02'20" East 31.86 feet; thence South 43°37'40" East 528.32 feet to the point of beginning.