

2021-004561

Klamath County, Oregon

03/26/2021 11:58:00 AM

Fee: \$102.00

RETURN TO:

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

MAIL TAX STATEMENTS:

Klamath County
305 Main Street
Klamath Falls, OR 97601

Grantor:

Wesgo, a partnership
3671 Glenridge Way
Klamath Falls, OR 97603

Grantee:

Klamath County
305 Main Street
Klamath Falls, OR 97601

- STATUTORY WARRANTY DEED -

WESGO, a partnership, aka Wes Go Company Grantor, conveys and warrants to Klamath County, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

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 N00°21'09"E 1480.65 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 16; THENCE N89°52'12"E, ALONG THE NORTH LINE OF THE SAID SE1/4, 700.28 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, 1783.03 FEET TO A POINT WHICH LIES NORTHERLY AND 1180.00 FEET DISTANT FROM THE SOUTH LINE OF SAID SECTION 16; THENCE N89°52'50"W, PARALLEL TO THE SAID SOUTH LINE OF SECTION 16, 1695.17 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM FOR THE BEND-KLAMATH FALLS ZONE.

TOGETHER WITH a 60-foot-wide access and utility easement described in the attached Exhibit A.

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.

The true and actual consideration for this transfer is \$60,000.

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

1. STATUTORY WARRANTY DEED

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 10 day of March, 2021.

WESGO, a partnership

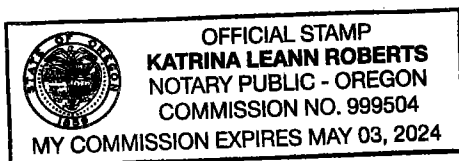
WESGO, a partnership

B J Menold
Ben J. Menold, Partner

Melvin L. Stewart
Melvin L. Stewart, Partner

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared before me on 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.



[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)
) ss.
County of Placer)

On March 11th, 2021 before me, Jorge Mario Castillo Castaneda, Notary Public, personally appeared Benjamin Jacob 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.

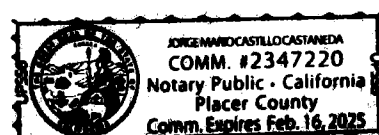
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

[Signature]
Notary Public

2. STATUTORY WARRANTY DEED



TRU SURVEYING LINE

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

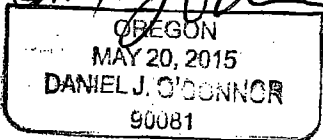
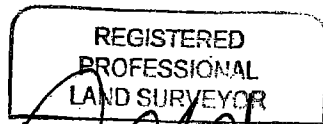


DECEMBER 17, 2020

LEGAL DESCRIPTION

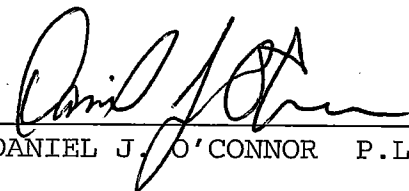
A TRACT OF LAND SITUATED IN THE SE1/4 OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 N00°21'09"E 1480.65 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 16; THENCE N89°52'12"E, ALONG THE NORTH LINE OF THE SAID SE1/4, 700.28 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, 1783.03 FEET TO A POINT WHICH LIES NORTHERLY AND 1180.00 FEET DISTANT FROM THE SOUTH LINE OF SAID SECTION 16; THENCE N89°52'50"W, PARALLEL TO THE SAID SOUTH LINE OF SECTION 16, 1695.17 FEET TO THE POINT OF BEGINNING, CONTAINING 40.77 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM FOR THE BEND-KLAMATH FALLS ZONE.



811

RENEWALS: 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

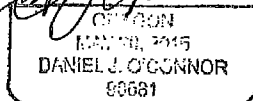
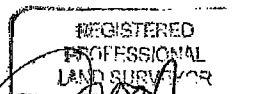


FEBRUARY 15, 2021

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


[Signature]
DANIEL J. O'CONNOR P.L.S. 90081

Tru-Line Surveying • 2333 Summers Lane, Klamath Falls, OR. 97603
Fax: (541) 882-3790


EXHIBIT "A"

Wesgo to Klamath County


Rick Vaughn
Klamath County Tax Collector/ Property Manager

)ss.
)

OFFICIAL STAMP
KAYLA JAYE WESSEL
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 1008215
 MY COMMISSION EXPIRES FEBRUARY 02, 2025


Notary Public of Oregon