

2021-008479

Klamath County, Oregon



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05/27/2021 02:28:31 PM

Fee: \$92.00

After recording, return to:

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

Send tax statements to:

South Suburban Sanitary District
2201 Laverne Avenue
Klamath Falls, OR 97603

Grantor:

South Suburban Sanitary District
2201 Laverne Avenue
Klamath Falls, OR 97603

Grantee:

South Suburban Sanitary District
2201 Laverne Avenue
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

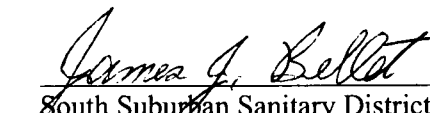
South Suburban Sanitary District, a Special Service District of Klamath County for the State of Oregon, Grantor, conveys to South Suburban Sanitary District, a Special Service District of Klamath County for the State of Oregon, Grantee, its interest in the following described real property situated in 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 resolute deed.

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 21 day of April, 2021.


South Suburban Sanitary District
By: James J. Bellet
Its: District Director

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21 day of April, 2021, the above-named James J. Bellet, District Director for South Suburban Sanitary District, Grantor, and acknowledged the foregoing instrument to be his voluntary act.





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

EXHIBIT A

An area of land in the Southwest 1/4 of Section 12, and the Northwest 1/4 of Section 13, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon. A portion of land described in Deed Document No. 2016-003279. Being more particularly described as follows:

The West 1/2 of the Southeast 1/4 of Section 12; and beginning at a point 861.3 feet West of the Southeast corner of Section 12; thence North parallel to the East boundary of Section 12 to the North Poe Valley County Road; thence West 458.7 feet to the West boundary of the East 1/2 of the Southeast 1/4; thence South on said boundary to the South boundary of Section 12; thence East to the point of beginning.

Also, that portion of Section 12 beginning at a point 201 feet West of the Southeast corner of Section 12; thence North along the West boundary of the U.S.B.R. E-1 lateral and continuing North to the North Poe Valley County Road; thence West 660.3 feet; thence South on a line parallel to the Eastern boundary line of Section 12 to the South boundary of Section 12; thence East to the point of beginning, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Together with, that portion deed by recorded January 9, 2007 as 2007-000381, pursuant to Property Line Adjustment 31-06 described as follows:

A tract of land being a portion of Parcel 2 of "Land Partition 34-99", situated in the Southeast 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Section 12; thence West 201 feet to the West line of said Parcel 2; thence North, along the said West line 260 feet; thence East 201 feet to the East line of said Section 12; thence South 260 feet, more or less, to the point of beginning, containing 1.2 acres, more or less.

The North 1/2 of the Northeast 1/4 and that portion of Government Lot 1 of Section 13, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

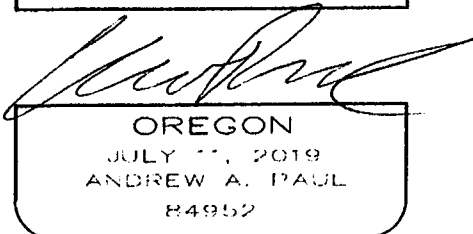
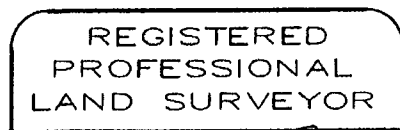
Commencing at the Northeast corner of Lot One (1), Section 13, Township 39 South, Range 10 East of the Willamette Meridian,; thence West along the North line of said Lot One 500 feet; thence South to the Lost River; thence Southeasterly along said river to the Southeast corner of Lot One; thence North along the East line of said Lot One to the point of beginning.

Less and excepting from above, those lands deeded to the United States by deed recorded July 3, 1912 in Volume 37 Page 414, deed recorded July 8, 1912 in Volume 37 Page 419, deed recorded April 23, 1913 in Volume 39 Page 168, deed recorded May 3, 1932 in Volume 97 Page 288, deed recorded January 16, 1933 in Volume 99 Page 355, all in Deed records of Klamath County, Oregon.

Also excepting, all that portion of the land described in Klamath County Deed Document No. 2016-003279 lying West of the following described line:

Beginning at a 5/8" iron rod being the Southwest corner of said Section 12, from which a 2" iron pipe being the Southwest corner of Section 13 bears South 00°37'47" East 5328.30 feet; thence North 89°34'57" East 2625.94 feet to the true point of beginning, also lying on the South line of the Southeast ¼ of Section 12; thence leaving said South line North 00°09'14" East 2228.08 feet; thence North 00°21'15" East 411.91 feet to a point on the North line of said Southeast 1/4 of Section 12.

Containing 236.53 acres, more or less.



EXPIRES: 12/31/22