

Amerititle Title Only 440299AM

RECORDING REQUESTED BY:

Western TITLE & ESCROW

497 Oakway Road, Suite 340
Eugene, OR 97401

WT0209541

GRANTOR'S NAME:

Mark Keith

GRANTEE'S NAME:

Charles N. Shepard Living Trust

AFTER RECORDING RETURN TO:

Charles N. Shepard Living Trust
PO Box 8516
Coburg, OR 97408

SEND TAX STATEMENTS TO:

Charles N. Shepard Living Trust
PO Box 8516
Coburg, OR 97408

144070 and 2406-001AA-00300
20040 Hwy 58 and 20007 Crescent Lake Road,
Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Mark Keith, Grantor,
conveys to

Charles N. Shepard, Trustee of the Charles N. Shepard Living Trust dated April 10, 1996, amended and restated June 17, 2010, Grantee,

the following described real property, situated in the County of Klamath, State of Oregon,

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point bearing South 89°16'02" East along the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 125.00 feet from the Northwest corner of said South 1/2 thence, South 0°03'56" West, a distance of 92.38 feet to a 5/8" rebar, thence North 74°47'26" East a distance of 20.62 feet to a 5/8" rebar, thence South 15°12'34" East, a distance of 87.54 feet to a 5/8" rebar, on the North right-of-way of Crescent Lake Road (State Highway 429), thence North 74°00'56" East along the said right-of-way, a distance of 238.05 feet to the Southwesterly right-of-way line of the Willamette Highway (State Highway 58), thence North 16°19'55" West along said right-of-way, a distance of 107.12 feet more or less to the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1 thence North 89°16'02" West along said North line, a distance of 241.50 feet more or less to the Point of Beginning of this description.

The true consideration for this conveyance **To correct incomplete Lot Line Adjustment Deed.** (See ORS 93.030).

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



BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

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 undersigned have executed this document on the date(s) set forth below.

Dated: 5/27/21

Mark Keith
Mark Keith

State of OREGON

County of Umatilla

This instrument was acknowledged before me on May 27 2021 by Mark Keith.

Yvette Carrillo Gomez
Notary Public - State of Oregon

My Commission Expires: August 22, 2023

