

2021-010247

Klamath County, Oregon



00283076202100102470020028

06/30/2021 03:54:07 PM

Fee: \$87.00

## Grantor's Name and Address

R & C Shaw Family LLC, an Oregon  
Limited Liability Company  
12952 Crystal Springs Road  
Klamath Falls, OR 97603

## Grantee's Name and Address

Randy L. Shaw and Carolyn J. Shaw, Co-Trustees  
of the Shaw Family Trust *uid* \_\_\_\_\_  
12952 Crystal Springs Road  
Klamath Falls, OR 97603

## After Recording Return to:

Randy L. Shaw and Carolyn J. Shaw, Co-Trustees  
of the Shaw Family Trust *uid* 12 May 2021  
12952 Crystal Springs Road  
Klamath Falls, OR 97603

## Until requested otherwise, send all tax statements to:

Randy L. Shaw and Carolyn J. Shaw, Co-Trustees  
of the Shaw Family Trust *uid* 12 May 2021  
12952 Crystal Springs Road  
Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

R & C Shaw Family LLC, an Oregon Limited Liability Company, does hereby grant, bargain and convey all right, title and interest to Randy L. Shaw and Carolyn J. Shaw, Co-Trustees of the Shaw Family Trust *uid* 12 May 2021, the following described real property situate in Klamath County, Oregon, to wit:

See attached Exhibit A.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ est. 12 May. 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.

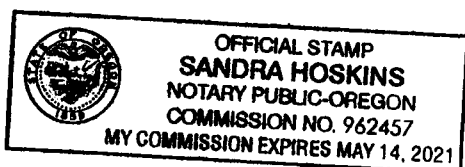
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 12<sup>th</sup> day of May, 2021.

Randy L. Shaw  
R & C Shaw Family LLC, an Oregon Limited Liability  
Company  
Randy L. Shaw

STATE OF Oregon, County of Klamath )ss:

ACKNOWLEDGED BEFORE ME this 12 day of May, 2021, by Randy L. Shaw for R & C Shaw Family LLC, an Oregon Limited Liability Company.



Sandra Hoskins  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-14-2021

As per  
Returned at Counter

**EXHIBIT 'A'**

File No. 409766AM

**A tract of land situated in the NW1/4 SW1/4, Section 2, Township 39 S., Range 9 E.W.M., more particularly described as follows:**

**Beginning at the brass plug marking the West one-fourth corner of said Section 2; thence South 00° 13' East along the Westerly line of said Section 2, 332.00 feet; thence North 89° 47' East 30.00 feet to an iron pin on the Easterly right of way line of Summers Lane, a county road, said point being on the Southerly line of that tract of land described in Deed Volume 288, Page 152, Klamath County Deed Records, said point being the true point of beginning of this description; thence North 00° 13' West along the Easterly right of way line of Summers Lane 120.00 feet to an iron pin; thence North 89° 47' East parallel with the South line of that tract of land described in said Deed Volume 288, Page 152, 82.38 feet to an iron pin on the Westerly right of way line of the USBR "A" canal; thence South 09° 31' East along said line a distance of 121.60 feet to a one-half inch iron pin on the Southeast corner of that tract of land described in Deed Volume 288, Page 152, Klamath County Deed Records; thence South 89° 47' West along the Southerly line of said tract of land a distance of 102.05 feet, more or less, to the true point of beginning of this description.**