



2021-016658

Klamath County, Oregon

11/04/2021 10:23:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Crescent Rural Fire Protection District, a special
District in the County of Klamath, State of Oregon

Po Box 811

Gilchrist, OR 97737

Until a change is requested all tax statements shall be
sent to the following address:

Crescent Rural Fire Protection District, a special
District in the County of Klamath, State of Oregon

Po Box 811

Gilchrist, OR 97737

File No. 501857AM

STATUTORY WARRANTY DEED

Terri Lynn Anderson,

Grantor(s), hereby convey and warrant to

Crescent Rural Fire Protection District, a special District in the County of Klamath, State of Oregon,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

See EXHIBIT "A"

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-030CD-02100

2409-030CD-02301

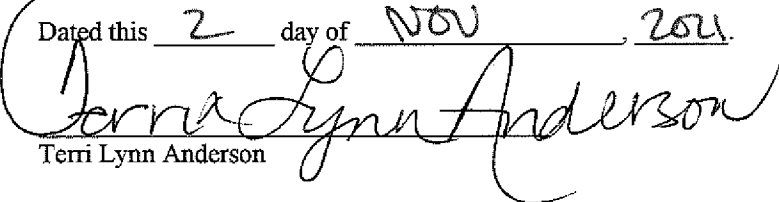
The true and actual consideration for this conveyance is \$299,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

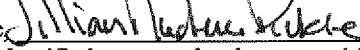


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

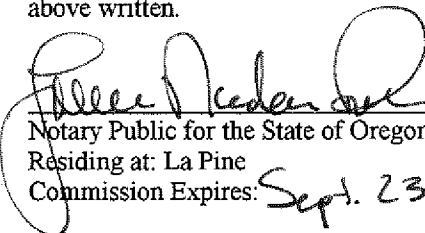
Dated this 2 day of NOV, 2021.


Terri Lynn Anderson

State of Oregon } ss
County of Deschutes }

On this 2 day of NOV, 2021, before me  a Notary Public in and for said state, personally appeared Terri Lynn Anderson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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


Notary Public for the State of Oregon
Residing at: La Pine
Commission Expires: Sept. 23 24

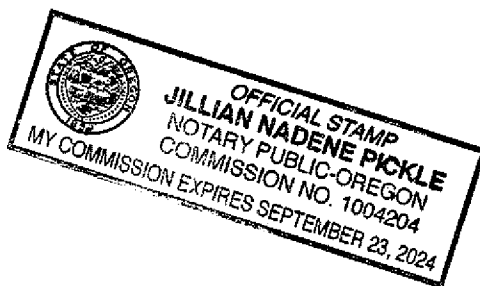


EXHIBIT "A"

501857AM

Parcel 1:

A parcel of land lying between U.S Highway 97 and Main Street Extension South of Crescent, Oregon, situated in the S1/2 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point along the Northwest line of Main Street Extension, from which the West 1/16 corner common to Sections 30 and 31 bears South 22°45'46" West 949.70 feet; thence North 55°28'40" West 90.00 feet to a point; thence South 34°20'11" West 117.38 feet to a point; thence North 57°12'14" West 135.56 feet to a point along the Southeast line of U.S. Highway 97 and 50 feet from the centerline thereof; thence along said Southeast line along the arc of a curve right, the chord of which bears North 33°33'49" East 118.04 feet to a point at the intersection with the SSN 1/64 line of Section 30; thence along said SSN 1/64 line, South 89°10'03" East 150.27 feet to a point; thence South 36°32'17" West 39.35 feet to a point; thence South 55°28'40" East 107.97 feet to a point along the Northwest line of Main Street Extension; thence along said Northwest line, South 39°56'00" West to the point of beginning.

LESS AND EXCEPT that portion of the S1/2 NW1/4 SE1/4 SW1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center-North-South-Southwest One-Two Hundred Fifty Sixth (C-N-S-SW 1/256) corner, which is the Southwest corner of the N1/2 NW1/4 SE1/4 SW1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being defined as Corner No. 12 on the Record of Survey Plat on file in the Klamath County Surveyor's Office as County Survey No. 5339; thence South 89°25'27" East a distance of 256.59 feet along the North-South-South One-Two Hundred Fifty Sixth (NSS 1/256) line, to corner No. 5 as described per said survey, which is the true point of beginning; thence South 89°25'27" East a distance of 69.89 feet, along the NSS 1/256 line of said Section 30, to Corner No. 7 as described per said survey; thence South 36°14'42" West a distance of 39.34 feet to Corner No. 6 as described per said survey; thence North 55°10'55" West a distance of 56.80 feet to the true point of beginning.

Parcel 2:

That portion of the N1/2 NW1/4 SE1/4 SW1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Center-North-South-Southwest One-Two Hundred Fifty Sixth (C-N-S-SW 1/256) corner, which is the Southwest corner of the N1/2 NW1/4 SE1/4 SW1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being defined as Corner No. 12 on the Record of Survey Plat on file in the Klamath County Surveyor's Office as County Survey No. 5339;

thence South 89°25'27" East a distance of 256.59 feet along the North-South-South One-Two Hundred Fifty Sixth (NSS 1/256) line, to Corner No. 5 as described per said survey, which is the true point of beginning; thence North 55°10'55" West at 58.26 feet to Corner No. 4 on the Easterly right of way (R-O-W) line of U.S. Highway No. 97 as described per said survey; thence continuing on said R-O-W line on a spiral curve to the left, 15.09 feet, the chord bearing and distance of which is South 38°39'37" West at 15.09 feet, to Corner No. 3 as described on the said survey; thence continuing on the said R-O-W line on a circular curve to the left 25.56 feet, the chord bearing and distance of which is South 35°26'11" West at 25.54 feet, to Corner No. 2 as described on the said survey; thence South 89°25'27" East at 72.02 feet, along the North-South-South One-Two Hundred Fifty Sixth (NSS 1/256) line, to the true point of beginning.