

THIS SPACE RESERVED FOR

2022-004377

Klamath County, Oregon

04/06/2022 08:23:01 AM

Fee: \$97.00

After recording return to:

Hollis Vanderwall and Jeffrey Vanderwall, Trustees  
Vanderwall Family Revocable Trust  
2421 W. Jefferson Street  
Boise, Idaho 83702

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

Hollis Vanderwall and Jeffrey Vanderwall, Trustees  
Vanderwall Family Revocable Trust  
2421 W. Jefferson Street  
Boise, Idaho 83702

Consideration: Estate Planning - To put into Trust

### **BARGAIN AND SALE DEED**

**Jeffrey A. Vanderwall, Grantor, conveys to**

**Hollis Vanderwall and Jeffrey Vanderwall, Trustees of the Vanderwall Family Revocable Trust dated October 7, 2021,**

Grantee, the following described real property free of any liens and encumbrances, except those liens of record and as specifically set forth herein:

**LEGAL DESCRIPTION:** Real Property in the County of Klamath, State of Oregon, described as follows:

#### **SEE LEGAL DESCRIPTION ATTACHED TO THIS DEED**

**Subject to:** All those encumbrances shown as attached to this Deed and those of record and apparent upon the land, if any, as of the date of this Deed.

The true consideration for this conveyance is to put the property into trust. However, the actual consideration consists of or includes other property or value given or promised which is either part or the whole consideration for this conveyance.

To have and to hold the same unto grantees and grantees' heirs, successors and assigns forever.

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: 3-22-2022

Grantors:

Jeffrey A. Vanderwall  
Jeffrey A. Vanderwall

State of Idaho                     )  
                                                  ) ss.  
County of Ada                    )

This instrument was acknowledged before me on March 22<sup>nd</sup>, 2022 by Jeffrey A. Vanderwall, Grantor.



Autumn Cain  
Notary Public for Idaho  
Residing at Boise, ID  
My Commission Expires: 7-1-2025

## DESCRIPTION

18409

A parcel of land located in the SE $\frac{1}{4}$  of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89°08'04" West along the South line of said Section 18, a distance of 870.00 feet to a  $\frac{1}{2}$  inch iron rod; thence North 01°03'41" East along a line parallel to the East line of said Section 18, a distance 560.00 feet to a  $\frac{1}{2}$  inch iron rod; thence North 89°08'04" West along a line parallel with the South line of said Section 18, a distance of 455.00 feet to a  $\frac{1}{2}$  inch iron rod; at the true point of beginning, thence North 01°03'41" East along a line parallel with said East line, 397.15 feet to a  $\frac{1}{2}$  inch iron rod; thence continuing North 01°03'41" East 25 feet, more or less to the center thread of Crescent Creek; thence Northwesterly along said center thread, 300 feet more or less to a point that lies North 01°03'41" East, 60 feet from a  $\frac{1}{2}$  inch iron rod which is North 89°08'04" West 1575.00 feet, and North 01°03'41" East 1089.38 feet from the Southeast corner of Section 18; thence South 01°03'41" West, 60 feet to said last mentioned iron rod; thence continuing South 01°03'41" West along a line parallel with the East line of said Section 18, 529.38 feet to a  $\frac{1}{2}$  inch iron rod; thence North 89°08'04" West along a line parallel with the South line of said Section 18, a distance of 1058.67 feet to a point on the North-South centerline of said Section 18; thence South 01°01'37" West along said centerline, 560.00 feet to the South  $\frac{1}{4}$  corner of said Section 18; thence South 89°08'04" East along the South line of said Section 18, a distance of 1763.33 feet; thence North 01°03'41" East along a line parallel to the East line of said Section 18, a distance 560.00 feet to a  $\frac{1}{2}$  inch iron rod; thence North 89°08'04" West along a line parallel with the South line of said Section 18, a distance of 455.00 feet to a  $\frac{1}{2}$  inch iron rod and the point of beginning.

Reserving unto the Grantor an easement and right of way for ingress and egress to said parcel over a strip of land 60 feet in width, the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 18; thence North 01°03'41" East 530.00 feet; thence North 89°08'04" West along a line parallel to the South line of said Section 18 a distance of 870 feet more or less to the true point of beginning of this description; then continuing North 89°08'04" West along said line parallel to the South line of said Section 18 a distance of 1,763.65 feet more or less to a point on the North-South centerline of said Section 18 said point being the Easterly terminus of said easement.

TOGETHER WITH a non-exclusive easement and right of way for ingress and egress to said parcel from Pine Creek Loop, a dedicated street, over a strip of land 60 feet in width, the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89°08'04" West along the South line of said Section, 840.00 feet to the point of beginning for said easement; thence North 01°03'41" East, 640.65 feet; thence along the arc of a 125.68 foot radius curve to the left, 99.48 feet (the chord bears North 21°36'51" West, 96.90 feet); thence along the arc of a 100.00 foot radius curve to the right, 108.78 feet, (the chord bears North 13°07'38" West, 103.49 feet); thence North 18°02'08" East, 171.21 feet; thence along the arc of a 200.00 foot radius curve to the left, 61.87 feet, (the chord bears North 9°10'24" East, 61.62 feet); thence North 00°18'40" East, 268.72 feet to the Southerly right of way of Pine Creek Loop Road as shown on the official plat of Tract 1052, CRESCENT PINES. The Southerly terminus of said easement being the South line of said Section 18 and the Northerly terminus being the Southerly right of way of said Pine Creek Loop Road.

The above legal description is based upon survey map provided by B. A. Sutton, Surveyor, which was based upon Survey #2495 and #1039, on file in the Klamath County Engineer's Office.

18410

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Crescent Creek.
3. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
4. An easement created by instrument, including the terms and provisions thereof,  
Dated: August 29, 1977  
Recorded: August 31, 1977  
Volume: M77, page 16121, Microfilm Records of Klamath County, Oregon  
In favor of: Neal R. Walker and Leslie C. Walker  
For: Ingress and egress  
Affects: Portion of SW $\frac{1}{4}$  and portion of SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 18, Township 24 South, Range 7 East of the Willamette Meridian
5. An easement created by instrument, including the terms and provisions thereof,  
Dated: December 2, 1978  
Recorded: December 11, 1978  
Volume: M78, page 27809, Microfilm Records of Klamath County, Oregon  
In favor of: Richard H. Vanderwall and Lois L. Vanderwall  
For: Ingress and egress  
Affects: Portion of SW $\frac{1}{4}$  and portion of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 18, Township 24 South, Range 7 East of the Willamette Meridian
6. An easement created by instrument, including the terms and provisions thereof,  
Dated: May 7, 1979  
Recorded: May 24, 1979  
Volume: M79, page 11935, Microfilm Records of Klamath County, Oregon  
In favor of: Donald E. Menefee and Leah C. Menefee  
For: Ingress and egress  
Affects: Portion of SW $\frac{1}{4}$  and portion of SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 18, Township 24 South, Range 7 East of the Willamette Meridian

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 26th day of October, 1984  
at 12:01 o'clock P. M. and duly  
recorded in Vol. M84 of Deeds  
Page 18408

**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 12.00 Index: \$1.00