

THIS SPACE RESERVED FOR

2022-004378

Klamath County, Oregon

04/06/2022 08:23:01 AM

Fee: \$92.00

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, as to a one-half (1/2) interest as a tenant in common, 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 EXHIBIT "A"

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

Grantor:

Jeffrey A. Vanderwall
Jeffrey A. Vanderwall

State of Idaho)
) ss.
County of Ada)

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



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

EXHIBIT "A"

property situated in the County of Klamath, State of Oregon,
described as:

PARCEL 1

That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18,
Township 24 South, Range 7 East of the Willamette
Meridian, in the County of Klamath, State of
Oregon, lying Westerly of the center thread of
Crescent Creek.

PARCEL 2

A portion of the W $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, Township
24 South, Range 7 East of the Willamette Meridian,
in the County of Klamath, State of Oregon, more
particularly described as follows:

Beginning at the Northwest corner of the SE $\frac{1}{4}$ of
Section 18; thence South along the West line of
the SE $\frac{1}{4}$ 2070 feet; thence East 1040 feet; thence
North 580 feet to the center thread of Crescent
Creek; thence following the center thread of
Crescent Creek in a Northerly direction to the
North line of the SE $\frac{1}{4}$; thence West along said
North line of said SE $\frac{1}{4}$ a distance of 800 feet,
more or less, to the Northwest corner of the
SE $\frac{1}{4}$ and the point of beginning.

TOGETHER WITH:

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

Beginning at a point on the south line of said
Section 18, from which the southeast corner of
said Section 18 bears S89°08'04" E 840.00 feet,
thence from said point of beginning N01°03'41" E

640.44 feet, thence along the arc of a 125.68 foot
radius curve to the left (Delta=45°21'04";
long chord=N21°36'51" W 96.90 feet) 99.48 feet,
thence along the arc of a 100.00 foot radius curve
to the right (Delta=62°19'30", long chord=N13°07'38"
W 103.49 feet) 103.78 feet, thence N18°02'08" E
171.21 feet, thence along the arc of a 200.00
foot radius curve to the left (Delta=17°43'28";
long chord=N09°10'23" E 61.62 feet) 61.87
feet, thence N00°18'40" E 268.72 feet to
the southerly right of way line of Pine
Creek Loop road as shown on the official plat of
Tract 1052, Crescent Pines. ALSO beginning
at a point on the east line of said Section 18,
from which the southeast corner of said Section 18
bears S01°03'41" W 530.00 feet, thence from said
point of beginning N89°08'04" W 2633.65 feet to a
point on the north-south centerline of Section 18.
ALSO the non-exclusive right to use the
bridge presently installed across Crescent Creek
in said easement as part of said easement and
right of way.