

2022-005343

Klamath County, Oregon



00299378202200053430030039

04/27/2022 10:57:40 AM

Fee: \$92.00

Returned at Counter

After Recording Return To:

David E. Petersen
Merrill O'Sullivan, LLP
805 SW Industrial Way, Suite 5
Bend, Oregon 97702

Until a change is requested, send tax statements to:

Gordel, LLC
c/o Natalie Fanning
2924 Arant Place
Klamath Falls, Oregon 97603

STATUTORY BARGAIN AND SALE DEED


Natalie Fanning, Successor Trustee of the Adelle Erlandson Trust dated September 5, 2002, Grantor, hereby conveys to Gordel, LLC, an Oregon limited liability company, Grantee, its interest in the following-described real property located in Klamath County, Oregon:

See Attached Exhibit A

The consideration for this transfer is other value given or promised.

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.

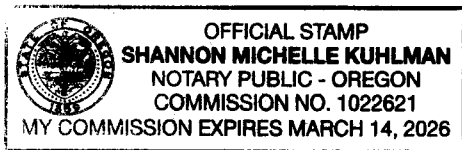
By execution of this instrument, Grantor certifies that she is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.


Natalie Fanning, Successor Trustee of the
Adelle Erlandson Trust dated September 5, 2002

Dated: 4/27/22

STATE OF OREGON)
) ss.
County of Klamath)

This Statutory Bargain and Sale Deed was acknowledged before me on
APRIL 27, 2022, by Natalie Fanning, Successor Trustee of the Adelle Erlandson Trust
dated September 5, 2002.



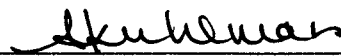

Notary Public for Oregon

EXHIBIT A

Parcel 1

S ½ SE ¼ SW ¼ Section 7, Township 39, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom the following described real property:

A parcel of land situated in the S ½ SE ¼ SW ¼ of Section 7, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said S ½ SE ¼ SW ¼, said point marked by a ½ inch rebar; thence N. 0° 42' E. along the West line of said S ½ SE ¼ SW ¼ a distance of 674.8 feet to the Northwest corner thereof; thence S. 89° 24' E. along the North line of said S ½ SE ¼ SW ¼ a distance of 322.76 feet to a point; thence S. 0° 42' W., a distance of 675.12 feet, more or less, to a point on the South line of said S ½ SE ¼ SW ¼; thence N. 89° 22' W. along said South line a distance of 322.76 feet, more or less, to the point of beginning, with bearings based on record survey #1850, said parcel contains 5.0 acres

Parcel 2

All that portion of the South 25 acres of the SW ¼ SE ¼ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian lying Westerly of Highway 97, excepting therefrom the following described real property:

A strip of land 130 feet in width, lying on the Westerly side of the center line of The Dalles-California Highway as said highway has been relocated, which center line is described as follows:

Beginning at the Engineer's center line Station 23172.92, said Station being 655.56 feet North and 445.90 feet West of the East quarter corner of Section 7, Township 39 South, Range 9 East, Willamette Meridian; thence on an 11,459.16 foot radius curve left (the long chord of which bears South 24° 36' West) 1603.33 feet; thence South 20° 35' 30" West, 195.59 feet; thence on a spiral curve left (the long chord of which bears South 19° 47' 30" West) 400 feet to Engineer's center line Station 553+71.84 Back equals 29+50 Ahead; thence on a 4774.65 foot radius curve left (the long chord of which bears South 8° 53' 30" West) 1550 feet to Engineer's center line Station 45+00.

The bearings used herein are based upon the Oregon Coordinate System, South Zone

Together with rights of access to the relocated The Dalles-California Highway, each of a width of 35 feet and on the Westerly side of said highway one being opposite highway Engineer's center line Station 37+50, and the other being opposite highway Engineer's center line Station 42+0.