

2022-009720

Klamath County, Oregon



00304430202200097200050051

08/10/2022 10:39:43 AM

Fee: \$102.00

**REQUESTED BY AND
AFTER RECORDING RETURN TO:**
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

ASSIGNEE:
RICHARD RODGERS and JULIE V. E. RODGERS, TRUSTEES
RODGERS LIVING TRUST
DATED JULY 19, 2022
1208 S. OBENCHAIN ROAD
EAGLE POINT, OREGON 97524

ASSIGNMENT OF NOTE & TRUST DEED

The true and actual consideration paid for this transfer is \$-0-.

KNOW ALL MEN BY THESE PRESENTS, RICHARD R. RODGERS, the undersigned, for the consideration hereinafter stated, do hereby assign and set over unto RICHARD RODGERS AND JULIE V. E. RODGERS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE RODGERS LIVING TRUST DATED JULY 19, 2022, AND ANY AMENDMENTS THERETO, all of his right, title and interest in and to that promissory note and Trust Deed dated April 17, 2019, by and between RYAN E. HARTMAN and JENNIFER L. HARTMAN, Grantor, and RICHARD R. RODGERS, Beneficiary, which Trust Deed was recorded April 18, 2019, as Instrument No. 2019-004133, in the Official Records of Klamath County, Oregon, said real property described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

together with all the right, title and interest of the undersigned in and to all monies due and to become due thereon.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 19th day of July, 2022.

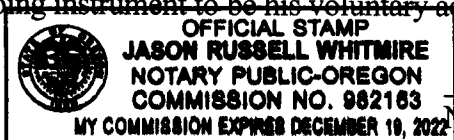


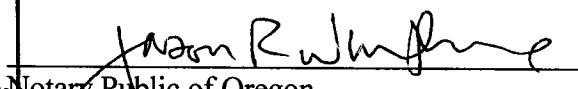
RICHARD R. RODGERS

State of Oregon

County of Jackson

Before me this 19th day of July, 2022, personally appeared RICHARD RODGERS and acknowledged the foregoing instrument to be his voluntary act and deed.





Notary Public of Oregon
My Commission expires: 12/19/2022

EXHIBIT "A"

PARCEL 1:

Government lots 6, 7 and 8 of Section 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

All of those portions of Government lots 6 and 8 of section 25, Township 37 South, Range 8 East of the Willamette Meridian, which lies Easterly from the Easterly boundary of the right of way of the Oregon Eastern Railway (Southern Pacific Railway).

AND ALSO all of those portions of Government lots 1 and 5 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, which lies Easterly from the easterly boundary of the right of way of Oregon Eastern Railway (Southern Pacific Highway).

SAVING AND EXCEPTING THEREFROM that certain tract heretofore conveyed to Leonard Hamilton by deed dated March 16, 1940, recorded in Volume 128, page 279, Deed Records of Klamath County, Oregon, further described as follows:

Beginning at the meander corner on the Easterly boundary of the said Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath county, Oregon from which the Northeasterly corner of the said Section 25 bears North 1° 17' East 1507.4 feet distant and running thence south 0° 33' West along the said Easterly boundary of the said Section 25, 460.6 feet; thence West 466.6 feet, more or less to the point in the Easterly boundary of the right of way of the relocated Dalles-California Highway, as the same is now established and staked on the ground; thence Northerly along the said right of way boundary 1515 feet, more or less to its intersection with the Westerly boundary of the right of way of the original Dalles-California as the same is now located and constructed; thence Southeasterly along the last mentioned right of way boundary 1185 feet more or less to its intersection with the said Easterly boundary of the said Section 25; thence South 1° 17' West 5 feet more or less to the said POINT OF BEGINNING.

SAVING AND EXCEPTING that portion thereof conveyed to State of Oregon, by and through its State Highway Commission by deed recorded January 28, 1942, Volume 144, page 481, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM those certain parcels and deeded to the State of Oregon, by and through its State Highway commission by Robert E. Graham, et al, dated April 11, 1940, recorded April 29, 1940, and T.B. Watters, et ux, dated August 2, 1941, recorded August 15, 1941 in Volume 129, page 21 and Volume 140, page 349, respectively, Deed Records of Klamath.

EXCEPTING THEREFROM the above described property, A tract of land situated in the E1/2 of Section 25, Township 37 South, Range 8 East and the W1/2 of Section 30, Township 37 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of said Section 25 thence South 02° 13' 53" West, 1499.49 feet to the true point of beginning, said point being on the Southwesterly right-of-way line of Shady Pine Road; thence along said right-of-way line, along the arc of a 24850.48 foot radius curve to the right, through a central angle of 01° 18' 35" (the long chord of which bears South 30° 21' 42" East, 568.05 feet) an arc distance of 568.06 feet to a point of compound curvature; thence continuing along said right-of-way line, along the arc of a 2053.89 foot radius curve to the left, through a central angle of 09° 41' 19" (the long chord of which bears South 33° 25' 10" East 346.90 feet) an arc distance of 347.31 feet; thence, continuing along said right-of-way line, South 37° 14' 05" East, 596.14 feet; thence, leaving said right-of-way line, North 89° 03' 07" West, 1315.63 feet to the Easterly right-of-way line of Highway 97; thence along said easterly right-of-way line, North 00° 10' 19" West, 773.13 feet to the Southwest corner of Parcel 2 as described in deed Volume M04-79169, as recorded at the Klamath County Clerks Office; thence leaving said Easterly right-of-way line and along the Southerly line of said Parcel 2, South 89° 03' 07" East, 466.63 feet to the Southeast corner of said Parcel 2; thence along the Easterly line of said Parcel 2 the following two courses, North 01° 29' 53" East, 460.60 feet; thence North 02° 13' 53" East a distance of 6.70 feet to the point of beginning. Basis of Bearings is Grid North of the Oregon State Plane Coordinates Systems of 1983, South Zone.

PARCEL 3:

All that portion of Government Lot 4 Section 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Westerly line of Shady Pine Road.

PARCEL 4:

All that portion of Government Lot 4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, between the Northerly boundary of the County Road, at one time the Dalles-California Highway, as the same is now located and constructed, and the meander line which marks the Northerly boundary of the said Government lot 4.

PARCEL 5:

All that portion of Government lot 5 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, between the Northwesterly boundary of the County Road, at one time the Dalles-California Highway, as the same is now located and constructed, and the meander line which marks the Northwesterly boundary of the said Government lot 5. SAVING AND EXCEPTING THEREFROM that certain tract conveyed to J.J. Wissenback by deed dated December 28, 1935, recorded in Book 107, page 443, Deed Records of Klamath County, Oregon.

PARCEL 6:

All of Government lots 7 and 8 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM all certain tract as conveyed to Emanuel Nedvidek by deed dated October 1928, recorded in Volume 81, page 278, Deed Records of Klamath County, Oregon.

PARCEL 7:

Governments lots 9, 10, 11 and 13 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8:

Government los 1, 2 and 3 of Section 36, Township 37 South, Range 8 East of the Willamette Meridian, which lies Easterly from the Easterly boundary of the right of way of the Oregon Eastern Railway (Southern Pacific Railway)

EXCEPTING THEREFROM those certain parcels deeded to the State of Oregon, by and through its State Highway Commission by Robert E. Graham, et al, dated April 11, 1940, recorded April 29, 1940, and T.B. Watters, et ux, dated August 2, 1941, recorded August 15, 1941 in Volume 129, page 21 and Volume 140, page 349, respectively, Deed Records of Klamath County, Oregon.

PARCEL 9:

All that portion of Government lot 8 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point in the Section line between Sections 30 and 31 of said Township and Range, which marks the Northerly boundary of said Lot 8, and from which the meander corner between the said Sections bear North 88° 03' West along the said Section line 680.2 feet, more or less to the Northwesterly corner of the said Lot 8; thence South 1° 16' West along the Westerly boundary of the said Lot 8, 795.7 feet; thence North 88° 03' East and parallel with the Northerly boundary of the said Government lot 8, 978.6 feet; thence North 19° 39-1/2' West 834 feet, more or less to the said point of beginning.

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