



2022-010006
Klamath County, Oregon
08/17/2022 10:41:01 AM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath County
305 Main St. #119
Klamath Falls, OR 97601

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

Klamath County
305 Main St. #119
Klamath Falls, OR 97601

File No. 546150AM

STATUTORY WARRANTY DEED

Hanscam York Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Klamath County, a Political Subdivision of the 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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL
DESCRIPTION.**

The true and actual consideration for this conveyance is \$935,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 2nd day of August, 2022

Hanscam York Properties, LLC

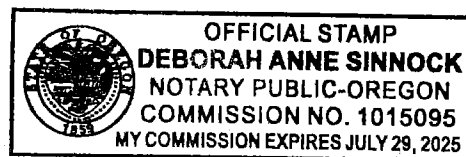
By Barry Hanscam
Barry Hanscam, Member

By Merlene K. York
Merlene K. York, Member

State of OR } ss
County of KLAMATH

On this 11th day of Aug, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Barry Hanscam, Member of Hanscam York Properties, LLC, 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.

Deborah Anne Sinnock
Notary Public for the State of OREGON
Residing at: Portland, OR Klamath Co
Commission Expires: 11/29/25



State of OREGON } ss
County of CLACKAMAS

On this 2nd day of August, 2022, before me, Paula J. Savage a Notary Public in and for said state, personally appeared Merlene K. York, Member of Hanscam York Properties, LLC, 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.

Paula J. Savage
Notary Public for the State of OREGON
Residing at: Portland, OR
Commission Expires: 1/28/2023

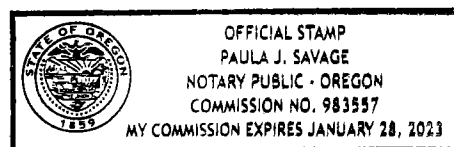


EXHIBIT "A"

546150AM

PARCEL 1:

Part of Lot A of SUBDIVISION OF ENTERPRISE TRACT NO. 24 of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of said Lot A at a point 950 feet South of the Northwest corner thereof, and running thence South $0^{\circ} 21' 45''$ West along the West line of said Lot A 104.12 feet to a cross on the cement sidewalk which marks the Northerly right of way line of the Klamath Falls-Lakeview State Highway distant at right angles 41 feet from Highway Engineer's Station North 43 plus 68.6; thence along said highway right of way line on a 2775.69 foot radius curve left (the long chord of which bears South $62^{\circ} 17' 15''$ East for 150.56 feet) a distance of 150.58 feet; thence on a 1388.4 foot radius curve left (the long chord of which bears South $64^{\circ} 33' 25''$ East for 17.97 feet) a distance of 17.98 feet; thence leaving said highway right of way line North $0^{\circ} 21' 45''$ East parallel to the West line of said Lot A, 180.92 feet; thence North $89^{\circ} 38' 15''$ West parallel to the Northline of said Lot A, 150 feet to the point of beginning.

PARCEL 2:

Part of Lot A of SUBDIVISION OF ENTERPRISE TRACT 24 of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of said Lot A at a point 950 feet South of the Northwest corner thereof and running thence South $89^{\circ} 38' 15''$ East parallel to the North line of said Lot A, 305.9 feet to an iron pin in the North and South center line of the North half of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North $00^{\circ} 15' 30''$ East along said center line 25 feet; thence North $89^{\circ} 38' 15''$ West 305.9 feet to the West line of Lot A; thence South along the West line of Lot A 25 feet to the true point of beginning.

PARCEL 3:

A parcel of land in Lot A SUBDIVISION OF ENTERPRISE TRACT NO. 24 in the SE $1/4$ of the NW $1/4$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of that certain tract of land conveyed to Swan Lake Moulding Company by deed recorded in Volume 153, page 222 of Klamath County Deed Records and more particularly described as follows:

Starting at the brass monument set by Frank Z. Howard, County Surveyor, in Klamath County Survey No. 498, June 23, 1937, for center of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, for the North half of said Section thence using bearing fixed by the Oregon State Highway Commission for the center line of South Sixth Street, North $0^{\circ} 13' 15''$ East along the East line and the East line extended to Lot A of the Subdivision of Tract 24 of Enterprise Tracts, a subdivision of Klamath County, Oregon, being also the North and South center line for the North half of said section, a distance of 144.00 feet to a brass monument marking the Northerly right of way line of the Klamath Falls, Lakeview State Highway as presently constructed, said monument being 103.51 feet Northerly from (when measured at right angles to) the centerline of the relocated highway at Engineers Station 47/ 14.77; thence following said

Northerly right of way line South 73° 52' 30" West 2.91 feet to an angle point of 6° 03' 30" left; thence on a 83.54 foot radius curve right (the long chord of which bears South 89° 32' 15" West, for 61.83 feet) a distance of 63.34 feet; thence on a 1407.16 foot radius curve right (the long chord of which bears North 67° 25' 50" West for 64.37 feet) a distance of 64.38 feet to a point on the said Northerly right of way line and the true beginning point of this description (a reference point for this true point of beginning is a chiseled cross on the sidewalk which bears South 26° 33' 00" West 1.0 feet distant); thence leaving said Northerly right of way line North 26° 33' 00" East 52.70 feet to an iron pin; thence South 89° 41' 30" East 100.77 feet to an iron pin on the said North-South center line of the North half of said Section 3 and the said East line of Lot A; thence North 0° 13' 00" East along the East line of Lot A 148 feet to an iron pin; thence North 89° 37' 00" West 155.83 feet to the Northeast corner of the property conveyed to T.C. and Beth M. Griggs by Swan Lake Moulding Company by deed dated June 4, 1952 and recorded in Volume 255, page 214 of Klamath County Deed Records; thence South 0° 21' 45" West along the East side of said property 180.95 feet to a point on the said Northerly right of way line of the said Highway; thence following the said Northerly right of way line on a 1407.16 foot radius curve left (the long chord of which bears South 65° 24' 05" East for 35.30 feet) a distance of 35.30 feet, more or less, to the true point of beginning.

PARCEL 4:

Beginning on the West line of Lot A of ENTERPRISE TRACT NO. 24, 825 feet South of the Northwest corner of the said Lot A; thence South 100 feet; thence East 299.5 feet; thence North 100 feet; thence West 299.5 feet to the place of beginning, in the County of Klamath, State of Oregon.

PARCEL 5:

Commencing at the brass plug set by Frank Z. Howard, County Surveyor in the Klamath County Surveyor No. 498, June 23, 1937, for center of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, for the North half of said Section; thence using bearings fixed by the Oregon State Highway Commission for the center line of South Sixth Street, North 0° 13' 15" East along the East line and the East line extended of Lot A of the Subdivision of Tract 24 of Enterprise Tracts, a subdivision of Klamath County, Oregon, begin also the North and South centerline for the North half of said Section, a distance of 144.0 feet to a brass monument marking the Northerly right of way line of the Klamath Falls-Lakeview State Highway as presently constructed, said monument being 103.51 feet Northerly from (when measured at right angles to) the centerline of the relocated Highway at Engineer Station 47+14.77; said monument being also the true beginning point for this description, and running thence from said beginning point along said Northerly right of way line South 73° 52' 30" West 2.91 feet to an angle point of 6° 03' 30" left; thence on an 83.54 foot radius curve right (the long chord of which bears South 89° 32' 15" West for 61.83 feet) a distance of 63.34 feet; thence on a 1407.16 foot radius curve right (the long chord of which bears North 67° 25' 50" West for 64.37 feet) a distance of 64.38 feet to an iron peg from which a witness cross chiseled in the concrete sidewalk bears South 26° 33' 00" West 1.0 feet distant, said iron peg also marking the division between the lands of T.C. Griggs and the Swan Lake Moulding Company; thence leaving said Northerly right of way line North 26° 33' 00" East 52.70 feet to an iron peg; thence South 89° 41' 30" East 100.77 feet to an iron pin on the said North-South centerline of the North half of said Section 3 and the said East line of Lot A; thence leaving lands of T.C. Griggs South 0° 13' 00" West along the east line of said Lot A 70.00 feet to the point of beginning



Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #
2022-04

All charges have been paid for the real property that is the subject of conveyance between:

Grantor
Hanscam York Properties, LLC

Grantee
Klamath County

Signed on (date) 8-17-22	and for consideration of \$ 935,000
------------------------------------	---

Assessor's signature 	Date 8-17-2022
---	--------------------------