

2023-000430
Klamath County, Oregon



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01/20/2023 03:15:20 PM

Fee: \$87.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Yamsi Leather and Silver, LLC
P.O. Box 371
Chiloquin, OR 97624

Grantor:
Yamsi Fly Fishing, LLC
P.O. Box 371
Chiloquin, OR 97624

Grantee:
Yamsi Leather and Silver, LLC
P.O. Box 371
Chiloquin, OR 97624

BARGAIN AND SALE DEED

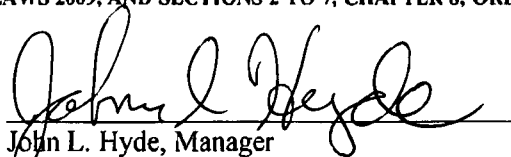
Yamsi Fly Fishing, LLC, an Oregon limited liability company, conveys to Yamsi Leather and Silver, LLC, an Oregon limited liability company, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

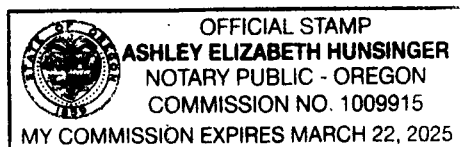
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 19 day of January, 2023.


John L. Hyde, Manager
Yamsi Fly Fishing, LLC, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 19 day of January, 2023, the above-named John L. Hyde, Manager of Yamsi Fly Fishing, LLC, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



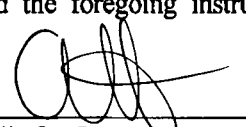

Notary Public for Oregon
My Commission expires: 3/22/25

EXHIBIT "A"

PARCEL 1:

A parcel of land in Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the SE1/4 NW1/4, Section 31; thence South 89 degrees 48' 20" East along the North line of the South 1/2 NE1/4 of said Section 31, 527.64 feet to Westerly right of way line of Oregon State Highway No. 62; thence South 11 degrees 51' 08" East along said highway right of way line, 674.86 feet; thence leaving said highway right of way line North 89 degrees 48' 20" West parallel to but 660.00 Feet South of said North line of the S1/2 NE1/4 of Section 31, 777.50 feet; thence North 04 degrees 45' 10" West, 663.68 feet to the North line of the S1/2 NW1/4 of said Section 31; thence South 89 degrees 23' 26" East along said North line S1/2 NW1/4, 166.25 feet to the point of beginning.

PARCEL 2:

A portion of the N 1/2 N 1/2 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West one quarter corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West line of said Section 31 a distance of 1320 feet; thence South 89 degrees 23' 26" East a distance of 1,747.75 feet more or less to the Easterly right of way line of State Highway No. 422 and the true point of beginning; thence North 05 degrees 48' 34" West a distance of 165.05 feet; thence South 89 degrees 48' 20" East to the Westerly right of way line of State Highway No. 62; thence South 11 degrees 51' 08" East along said right of way line a distance of 167.21 feet; thence North 89 degrees 48' 20" West a distance of 1253.89 feet, more or less, to the true point of beginning.

ALSO

Beginning at the West one quarter of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West line of said Section 31 a distance of 1320.0 feet; thence South 89 degrees 23' 26" East, a distance of 1747.75 feet more or less to the Easterly right of way line of State Highway No. 422; thence North 5 degrees 48' 34" West on the East line of said highway, a distance of 165.05 feet to the point of beginning; thence continuing on said East line, North 5 degrees 48' 34" West a distance of 165.05 feet; thence leaving said East line and running South 89 degrees 48' 20" East to the Westerly right of way line of State Highway No. 62; thence South 11 degrees 51' 08" East, along said right of way line a distance of 167.21 feet; thence North 89 degrees 48' 20" West to the point of beginning.

EXCEPT that portion, if any, lying within the boundaries of the cemetery, conveyed to Lobert Cemetery Association, Inc. by deed from the United States of America recorded October 10, 1960 in Book 324, page 479, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM

A TRACT of land situated in the S1/2 S1/2 NE1/4 NW1/4 of Section 31, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/4 corner of said Section 31, thence North 1320.0 feet; thence South 89 degrees 23' 26" East 1747.43 feet more or less to the Easterly right of way of the Modoc Point Highway (State Highway 422) and being the true point of beginning of this description; thence North 05 degrees 48' 43" West 299.91 feet to a point 30.00 feet Southerly of the North line of the S1/2 NE1/4 NW1/4 of said Section 31, when measured at right angles to said line; thence South 89 degrees 19' 18" East, Parallel to said North line, 592.71 feet; thence South 05 degrees 48' 43" East 299.20 feet to a point on the South line of said NE1/4 NW1/4; thence North 89 degrees 23' 26" West 592.63 feet to the point of beginning.