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Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

L & S, LLC
P.O. Box 545
Chiloquin, OR 97624

Grantor:

Linda L. Long
P.O. Box 545
Chiloquin, OR 97624

Grantees:

L & S, LLC
P.O. Box 545
Chiloquin, OR 97624

2023-000821

Klamath County, Oregon



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02/06/2023 03:31:48 PM

Fee: \$92.00

BARGAIN AND SALE DEED

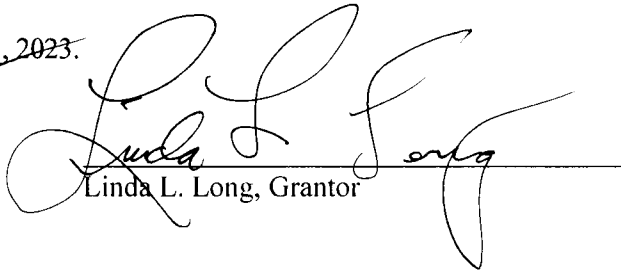
Linda L. Long, Grantor, conveys to L & S, LLC, an Oregon limited liability company, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is to change vesting.

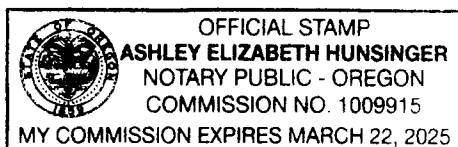
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 31 day of January, 2023.


Linda L. Long, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 31 day of January, 2023, the above-named Linda L. Long, Grantor, and acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Oregon

My Commission expires: 3/22/25

EXHIBIT A

- a) PARCEL 1: Government Lot 33 in Section 20, Township 35 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon.

PARCEL2: A parcel of land situated in the SW1/4 of Section 20, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin in an existing east-west fence line from which the fence corner marking the South 1/4 Section corner of Section 20, Township 35 South, Range 7 East, Willamette Meridian bears North 89° 39' 05" East 165.95 feet distant; thence North 4 degrees 50' 15" East 665.53 feet to a 5/8 inch iron pin in the Southerly fence of an existing roadway; thence North 4° 50' 15" East 18.25 feet to a point on the apparent centerline of said existing roadway; thence North 89° 40' 10" West 540.60 feet along said centerline to a point; thence South 16.37 feet to a 5/8 inch iron pin in the Southerly road fence; thence South 667.07 feet to a 5/8 inch iron pin in an existing east-west fence; thence South 89° 52' 45" East 482.94 feet to the point of beginning. SAVING AND EXCEPTING THEREFROM any portion thereof in Government Lot 33 in Section 20, Township 35 South, Range 7 East, Willamette Meridian.

PARCEL3: A piece or parcel of land situate in portions of Government Lots 36 and 37, Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the quarter section corner common to Sections 20 and 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as established by an existing fence corner; thence South 89° 39' 05" West 165.95 feet to a point marked by a 5/8 inch iron pin; thence North 4° 50' 15" East, 665.53 feet to a 5/8 inch iron pin in the Southerly fence of an existing roadway; thence North 4° 50' 15" East, 18.25 feet to a point on the apparent center-line of said-existing roadway; thence South 89° 40' 10" East along said roadway center-line 154.74 feet to a point on the apparent center-line of an existing North-South road; thence South 0° 30' 00" West along the centerline of said North-South road 678.86 feet to a point on the South line of Section 20, marked by a 5/8 inch iron pin; thence South 89° 09' 10" West along the Section line 40.53 feet to the point of beginning.

PARCEL4: Government Lots 32 and 37 also known as SW1/4 SE1/4 of Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon,

- b) Real property located at 27233 Modoc Point Rd, Chiloquin, Oregon, consisting of 20 acres, commonly described as follows:

All in Township 36 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Section 4: The S ½ of Government Lot 13, EXCEPT that portion lying in Modoc Point Highway (SR 427); the S ½ of Government Lot 14; Government Lots 18, 19, 23, 26 and 31. That portion of Government Lots 22, 27 and 30, described as follows: E ½; E ½ E ½ W ½; E ½ E ½ W ½ E ½ W ½; E ½ E ½ W ½ E ½ W ½ E ½ W ½; E ½ E ½ W ½ E ½ W ½ E ½ W ½.

Section 9: That portion of Government Lot 1, described as follows:

Beginning at the Northwest corner of said Government Lot 1; thence East, along the North line of said Government Lot 1, 233 feet, more or less, to a point from which a tree bears North 25 feet, more or less and West 10 feet; thence Southerly 660 feet to a fence corner on the South line of said Government Lot 1; thence West 233 feet to the Southwest corner of said Government Lot 1; thence North 660 feet to the point of beginning.

Government Lots 2, 7, 8, 9, 10, 15, 16, 17 and 24; Government Lot 18 EXCEPT that portion lying in Modoc Point Highway (SR 427); all that portion of Government Lots 3, 6, 11 and 14, and the E ½ of Government Lot 23 lying East of Modoc Point Highway (SR 427)

Acct No. 521930

- c) Real property located in Modoc Point, Klamath County, Oregon, consisting of 2.76 acres, commonly described as follows:

Township 36 South, Range 7 East of the Willamette Meridian

Section 9: Lots 25, 32 and the E1/2 of Government Lot 31 lying East of Modoc Point Highway

Section 10: Lots 13, 20, 21, 28 and 29 and those portions of Lots 5, 11, 12, 14, 19, 22, 27 and 30, lying West of the Southern Pacific Railroad Right of Way.

Section 15: Lots 4 and 5 and those portions of Lots 12 and 13 lying Northerly of Highway 427; all those portions of Lots 3, 6, 11 and 14 lying West of the Southern Pacific Railroad Right of Way, and that portion of Lot 19 lying North of Highway 427 and West of a line in a 20' canal running N 01°35'15" W from a point on Highway 427 as disclosed by Survey Number 2667 filed with the Klamath County Surveyor's Office.

Section 16: All those portions of Lots 1, 9 and the East half of Lot 8, lying Northerly of Highway 427.

Acct No. R322421

- d) Real Property located in Modoc Point, Klamath County, Oregon, consisting of 2.35 acres, commonly described as follows:

That portion of the West One half of Government Lot 23 lying East of Modoc Point Highway, in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, (East of the Lake)

Acct No. R892363