

THIS SPACE RESERVED FOR RECORD

590914AM

Byron J Werner and Donna J Werner

PO Box 1106

Crescent Lake, OR 97733

Grantor's Name and Address

Byron J Werner and Donna J Werner

PO Box 1106

Crescent Lake, OR 97733

Grantee's Name and Address

After recording return to:

Crescent Lake Realty, LLC

PO Box 1106

Crescent Lake, OR 97733

Until a change is requested all tax statements

shall be sent to the following address:

Crescent Lake Realty, LLC

PO Box 1106

Crescent Lake, OR 97733

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Byron J Werner and Donna J Werner, Trustees of The Werner Family Trust, dated April 27, 1998**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Crescent Lake Realty, LLC, an Oregon Limited Liability Company**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2406-001AA-00300 144070

The true consideration for this conveyance is **CHANGE VESTING**.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

Return To:

 AmeriTitle

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.

In Witness Whereof, the grantor has executed this instrument this 3<sup>rd</sup> day of May, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Byron J Werner TFE  
Byron J Werner, Trustee

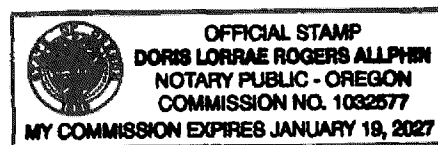
Donna J Werner TFE  
Donna J Werner, Trustee

State of Oregon } ss  
County of Klamath }

On this 3<sup>rd</sup> day of May, 2023, before me, Doris Allphin a Notary Public in and for said state, personally appeared Byron J Werner and Donna J Werner, as Trustees of The Werner Family Trust, dated April 27, 1998, 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.

Doris L Allphin  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 1-19-2027



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point bearing South 89°16'02" East along the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 125.00 feet from the Northwest corner of said South 1/2 thence, South 0°03'56" West, a distance of 92.38 feet to a 5/8" rebar, thence North 74°47'26" East a distance of 20.62 feet to a 5/8" rebar, thence South 15°12'34" East, a distance of 87.54 feet to a 5/8" rebar, on the North right-of-way of Crescent Lake Road (State Highway 429), thence North 74°00'56" East along the said right-of-way, a distance of 238.05 feet to the Southwesterly right-of-way line of the Willamette Highway (State Highway 58), thence North 16°19'55" West along said right-of-way, a distance of 107.12 feet more or less to the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1 thence North 89°16'02" West along said North line, a distance of 241.50 feet more or less to the Point of Beginning of this description.