

CTS# 23-0137



2023-003652

Klamath County, Oregon

05/12/2023 12:44:01 PM

Fee: \$87.00

**GRANTOR**

GONZALO E. MONJE and DORA R. MONJE

**GRANTEE**

MONJE REAL ESTATE HOLDINGS II, LLC

P.O. BOX 42158

EUGENE, OR 97404

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**BARGAIN AND SALE DEED**

**GONZALO E. MONJE and DORA R. MONJE, Grantor,**

conveys to

**MONJE REAL ESTATE HOLDINGS II, LLC, an Oregon Limited Liability Company, Grantee**

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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance 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 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

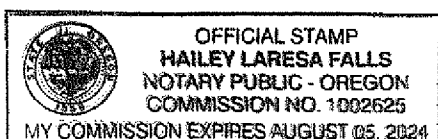
Dated this 12th day of MAY, 2023

Gonzalo E. Monje  
GONZALO E. MONJE

Dora R. Monje  
DORA R. MONJE

State of Oregon  
County of LANE

This instrument was acknowledged before me on May 12th, 2023 by GONZALO E. MONJE and DORA R. MONJE.



Hailey Laresa Falls  
(Notary Public for Oregon)  
My commission expires August 05th 2024

EXHIBIT A

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A tract of land situated in the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 891 feet from the Southwest corner of Block 8 of Chemult, Oregon, and running thence; continuing South 19° 24' East, along the Easterly right of way line of the Dalles-California Highway a distance of 176.8 feet and thence following the arc of a 3° 4' curve to the left a distance of 23.2 feet to an iron pin on the Easterly right of way line of Dalles-California Highway; thence North 70° 36' East a distance of 261.5 feet to an iron pin on the forty line; thence North 0° 32' West along the forty line a distance of 211.4 feet to an iron pin on the Westerly right of way line of the SPRR; thence South 70° 36' West a distance of 330 feet more or less to the point of beginning, being in the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

Tax# R-2708-021CC-00700

PARCEL 2:

A tract of land situate in the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 1068.4 feet from the Southwest corner of Block 8 of Chemult; thence following the arc of a 3° 04' curve to the left a distance of 23.2 feet to the true point of beginning of the tract herein described; thence continuing on the arc of a 3° 04' curve to the left a distance of 281.1 feet to a point; thence South 28° 43' East a distance of 26 feet, more or less, to the South line of the SW1/4 SW1/4 of said Section, Township and Range; thence East along said South line a distance of 124.2 feet, more or less, to the Southeast corner of the SW1/4 SW1/4 of said Section, Township and Range; thence North along the East line of the said SW1/4 SW1/4, 363 feet to a point; thence South 70° 36' West 261.5 feet, more or less, to the point of beginning.

Tax Lot #R-2708-021CC-00800

PARCEL 3:

A parcel of land lying in the NW1/4 NW1/4 of Section 28, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that property described in that deed to the State of Oregon by and through its State Highway Commission, recorded in Book 268 Page 143 of Klamath County Record of Deeds; the said parcel being described as follows:

Beginning on the Northerly line of said NW1/4 NW1/4 at a point 66.96 feet Northeasterly of (when measured at right angles to) the center line of The Dalles-California Highway said point being 125.78 feet Westerly of (when measured along said Northerly line) the Northeast corner of said NW1/4 NW1/4; thence Southeasterly parallel with said centerline to a point opposite Engineer's Station 732+32.60; thence Northeasterly at right angles to said center line 83.04 feet to the Easterly line of said property; thence Northwesterly along said Easterly line to said Northerly line; thence Westerly along said Northerly line to the place of beginning.

Tax Lot #R-2708-02CC-00800

PARCEL 4:

A parcel within the SE1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Southwest corner of the SE1/4 SW1/4 of said Section 21; thence North 00° 00' 31" East, 564.73 feet to a point of the Western right of way of the Southern Pacific Railroad; thence Southeasterly along said Western right of way, 599.0 feet to the South line of the SE1/4 SW1/4 of said Section 21; thence South 89° 35' 33" West along said South line 206.26 feet to the point of beginning.

Tax Lot #R-2708-02100-00600