

2023-004018  
Klamath County, Oregon



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05/25/2023 03:35:47 PM

Fee: \$87.00

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

Send tax statements to:  
John J. Robustelli and Linda F. Robustelli  
P.O. Box 844  
Merrill, OR 97633

Grantors:

Aguila G-Boys MRS42, LLC  
c/o Fennemore Craig  
2394 E Camelback Rd. Ste 600  
Phoenix, AZ 85016

Grantee:

John J. Robustelli and Linda F. Robustelli  
P.O. Box 844  
Merrill, OR 97633

BARGAIN AND SALE DEED

Aguila G-Boys MRS42, LLC, an Arizona limited liability company, Grantor, conveys to John J. Robustelli and Linda F. Robustelli, as tenants by the entirety, Grantees, its 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 a lot line adjustment.

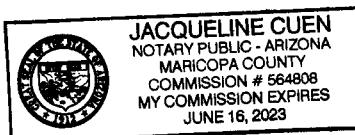
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Arnott K. Duncan, III, Manager  
Aguila G-Boys MRS42, LLC

STATE OF ARIZONA )  
 ) ss.  
 County of Maricopa)

Personally appeared before me this 19<sup>th</sup> day of May, 2023, the above-named Arnott K. Duncan, III, Manager for Aguila G-Boys MRS42, LLC, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Arizona  
My Commission expires: 06/16/2023

## EXHIBIT A

### Area of Adjustment 2

An area of land in the Southwest Quarter of Section 31, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

A portion of the land described as Parcel 3 in Deed Document No. 2020-013749, being more particularly described as follows:

Beginning at a 5/8" iron rod marking the Southeast corner of said Section 31; thence along the south section line of said Section, South 89°38'41" West 3159.15 feet; thence leaving said south section line, North 00°21'19" West 30.00 feet to a 5/8" iron rod marking the Southwest corner of the land described in Deed Document No. 2007-016571 and the **True Point of Beginning**; thence along the west boundary line of the land described in said Deed Document, North 00°21'19" West 304.67 feet to a 5/8" iron rod marking the Northwest corner of the land described in said Deed Document; thence along the north boundary line of the land described in said Deed Document, North 89°38'41" East 441.84 feet; thence leaving said north boundary line, North 00°19'34" West 7.03 feet; thence South 89°41'19" West 462.92 feet; thence South 00°24'56" East 312.06 feet to a point on the north right-of-way line of Anderson Road; thence along said north right-of-way line, North 89°38'41" East 20.75 feet to the Point of Beginning.

Containing 0.22 acres, more or less.

The basis of bearing for this legal description is Klamath County Survey No. 8564.

