

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Clark Allison LLP
4944 Windplay Drive, Suite 117
El Dorado Hills, CA 95762

2023-006190
Klamath County, Oregon
07/25/2023 10:24:02 AM
Fee: \$92.00

MAIL TAX STATEMENTS TO:
GREGORY DAVID AND MELISA DONICK ELKO
4540 Oxbow Creek Place
Fair Oaks, California 95628

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT DEED

APN: R87863
Address: 100131 Highway 97 N
Chemult, Oregon 97731

TRUE AND ACTUAL CONSIDERATION: \$0
ORS 93.030

EXPLANATION: Grantee is living trust for benefit of Grantors

Signature of Declarant or Agent

GREGORY D. ELKO AND MELISA D. ELKO, as TENANTS BY THE ENTIRETY, hereby grant and convey to GREGORY DAVID ELKO AND MELISA DONICK ELKO, TRUSTEES OF THE GREGORY DAVID ELKO AND MELISA DONICK ELKO REVOCABLE LIVING TRUST DATED MAY 31, 2006, AS RESTATED ON MARCH 20, 2023, AND ANY AMENDMENTS THERETO, the following real property in the County of KLAMATH, State of OREGON described as follows:

SEE EXHIBIT A, ATTACHED AND INCORPORATED HEREIN.

DATED: 7/20/23

GREGORY D. ELKO AKA GREGORY DAVID ELKO

DATED: 7-20-23

MELISA D. ELKO AKA MELISA DONICK ELKO

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
County of El Dorado)

On July 20, 2023 before me, Megan Slaughter, NOTARY PUBLIC, personally appeared GREGORY D. ELKO AND MELISA D. ELKO who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Megan Slaughter (Seal)

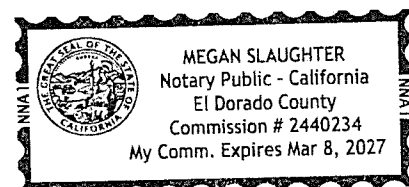


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

The S1/2 of the following described property:

Beginning at a point on the Southeasterly right of way boundary of The Dalles-California Highway in the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; which point of beginning is North 940.8 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right of way boundary a distance of 50 feet; thence South 73° 05' East 150 feet; thence North 16° 55' East 50 feet; thence North 73° 05' West 150 feet, more or less, to the point of beginning, being a portion of the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by and through its State Highway Commission by deed recorded October 14, 1954 in Book 270, page 14, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM any portion thereof in U. S. Highway 97 (The Dalles-California Highway.)

PARCEL 2:

A portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly right of way line of The Dalles-California Highway, which point is South along the Section line, 1667.8 feet; thence East 491.6 feet and thence South 16° 53' 30" West along the Easterly right of way line of said Highway a distance of 150 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 16° 53' 30" West, along said right of way line, 100 feet; thence South 73° 08' 30" East, 150 feet; thence North 16° 53' 30" East, parallel to said right of way, 100 feet; thence North 73° 08' 30" West, 150 feet, more or less, to the point of beginning; being a portion of said W1/2 of NW1/4 of said Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by and through its State Highway Commission by deed recorded August 25, 1954 in Book 268, page 622, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM any portion thereof in U. S. Highway 97 (The Dalles-California Highway.)

PARCEL 3:

Beginning at a point on the Southeasterly right of way boundary of The Dalles-California Highway in the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; which point of beginning is North 940.8 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right of way boundary a distance of 150 feet; thence South 73° 05' East 150 feet to the true point of beginning; thence North 73° 05' West 40 feet to the Easterly line of The Dalles-California Highway; thence South 16° 55' West 350 feet, more or less to the Northwest corner of the parcel described in deed recorded October 22, 1983 in Volume 348, page 803, Deed Records of Klamath County, Oregon; thence South 73° 05' East 180 feet along the Northerly line of said parcel; thence North 16° 55' East 450 feet to the Southeast corner of the parcel described in contract recorded May 12, 1970 in Volume M70, page 3748, Microfilm Records of Klamath County, Oregon; thence North 73° 08' 30" West along the Southwesterly line of said parcel 150 feet; thence South 16° 55' West 100 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by and through its

State Highway Commission by deed recorded December 10, 1954, in Book 271, page 112, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM any portion thereof in U. S. Highway 97 (The Dalles-California Highway.)

PARCEL 4:

The N1/2 of the following described real property:

Beginning at a point on the Southeasterly right of way boundary of The Dalles-California Highway in the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon;

which point of beginning is North, 940.3 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20, in said Township and Range; thence South 16° 55' West along said right of way boundary, a distance of 50 feet; thence South 73° 05' East 150 feet; thence 16° 55' East 50 feet; thence North 73° 05' West 150 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by an through its State Highway Commission by deed recorded October 14, 1954 in Book 270, page 14, Deed Records of Klamath County, Oregon.

AND EXCEPTING any portion lying within the boundaries of The Dalles-California Highway.