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01/25/2024 02:32:05 PM

Fee: \$87.00

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

**Send tax statements to:**  
RWL Land, LLC  
9480 Buesing Road  
Klamath Falls, OR 97603

**Grantor:**  
Deborah Ann Wallace  
9480 Buesing Road  
Klamath Falls, OR 97603

**Grantee:**  
RWL Land, LLC  
9480 Buesing Road  
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Deborah Ann Wallace, Grantor, conveys to RWL Land, 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 herein by this reference.

The true and actual consideration for this transfer is to capitalize the company.

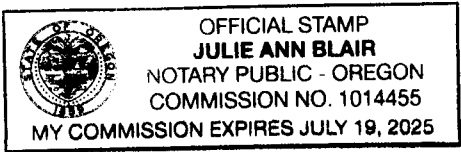
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 January, 2024.

Deborah Ann Wallace  
Deborah Ann Wallace, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared, Deborah Ann Wallace, Grantor, on this 19<sup>th</sup> day of January, 2024, and acknowledged the foregoing to be her true act and deed. Before me:



Julie Ann Blair  
Notary Public for Oregon  
My commission expires: 07/19/2025

## Exhibit A

Parcel 2 of Land Partition 30-94 situated in the E1/2 SW1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, the E1/2 W1/2 and SE1/4 of Section 5 and the E1/2 NW1/4 and the W1/2 NE1/4 of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a portion of the N1/2 NW1/4 SE1/4 of said Section 5, being more particularly described as follows:

Beginning at the C-E 1/16 corner of said Section 5, being the Northerly corner common to Parcels 2 and 3 of said "Land Partition 30-94;" thence S89°59'00" W along the boundary of said Parcel 2, 732.55 feet; thence S45°01'00" E, 660.44 feet; thence N89°59'00" E, 271.15 feet to a point on the East line of said Parcel 2; thence N00°41'15" W, along the said East line 467.03 feet to the point of beginning, with bearings based on "Land Partition 30-94" (R.O.S. 5709) on File at the office of the Klamath County Surveyor.

ALSO EXCEPTING THEREFROM, a portion of the SE1/4 NW1/4 of said Section 5, being more particularly described as follows:

Beginning at the C1/4 corner of said Section 5; thence N00°37'30" W, along the East line of said Parcel 2, 365.57 feet to a point on the Northeasterly line of a 40 foot wide non-exclusive easement (as shown on "Land Partition 30-94"); thence along the said Northeasterly line, N53°20'46"; W 119.95 feet and N48°07'32" W 917.13 feet; thence leaving said Northeasterly line S41°56'20" W 42.78 feet; thence S06°53'37" E 477.98 feet; thence S25°31'12" E 90.13 feet; thence S03°37'57" E 117.99 feet; thence S02°17'46" E 235.32 feet; thence S13°53'16" E 112.24 feet to a point on the East West centerline of said Section 5; thence N89°59'00" E 671.67 feet to the point of beginning with bearings based on "Land Partition 30-94" (R.O.S. 5709) on File at the office of the Klamath County Surveyor.

A tract of land situated in the S1/4 NE1/4 of Section 5, T41S, R10EWM, Klamath County, Oregon, being more particularly described as follows:

The East 660.00 feet of the said S1/2 NE1/4 of Section 5, containing 20 acres, more or less.

Parcel 3 of Land Partition 30-94 situated in Section 32, Township 40 South, Range 10 East of the Willamette Meridian, and Sections 5 and 8, Township 41 South, Range 10 East of the Willamette Meridian,

SAVING AND EXCEPTING: a tract of land being a portion of Parcel 3 of "Land Partition 30-94," situated in the N1/2 NE1/4 SE1/4 of Section 5, T41S, R10EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the C-E 1/16 corner of said Section 5 and being the Northwest corner of said Parcel 3; thence N89°59' E, along the North line of said Parcel 3, 668.5 feet, more or less, to a point from which the East 1/4 corner of said Section 5 bears N89°59' E 660.00 feet; thence S44°59' W 660.44 feet; thence S89°59' W, parallel to the said North line, 195.85 feet to a point on the West line of said Parcel 3; thence N00°42'15" W 467.03 feet to the point of beginning, containing 4.63 acres, more or less, with bearings based on "Land Partition 30-94" (R.O.S. 5709) on File at the office of the Klamath County Surveyor.