

**2024-005789**

**Klamath County, Oregon**

**07/08/2024 12:24:01 PM**

**Fee: \$92.00**

**RECORDING REQUESTED BY:**

RW Andrews Family LLC  
11449 Meadow Creek Road  
El Cajon, CA 92020

**GRANTEE'S NAME:**

RW Andrews Family LLC,  
a California limited liability company

**AFTER RECORDING RETURN TO:**

RW Andrews Family LLC  
11449 Meadow Creek Road  
El Cajon, CA 92020

**SEND TAX STATEMENTS TO:**

RW Andrews Family LLC  
11449 Meadow Creek Road  
El Cajon, CA 92020

20940 Crescent Lake Hwy  
Crescent Lake, OR 97733

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**BARGAIN AND SALE DEED - STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

**Ryan Andrews, as to an undivided 50% interest, Grantor, conveys to RW Andrews Family LLC, a California limited liability company, as to an undivided 50% interest, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,**

**See Exhibit 'A' Attached hereto and made a part thereof:**

**The true and actual consideration of this Deed is for 50% interest in the sum of Seventy Thousand and No/100 Dollars (\$70,000.00) (See ORS 93.030).**

**RECORDED BY WESTERN TITLE  
AS AN ACCOMMODATION ONLY.**

**No liability is accepted for the  
condition of title or validity,  
sufficiency, or effect of this document.**

**BARGAIN AND SALE DEED - STATUTORY FORM**

(continued)

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 undersigned have executed this document on the date(s) set forth below.

Dated: July 2, 2024

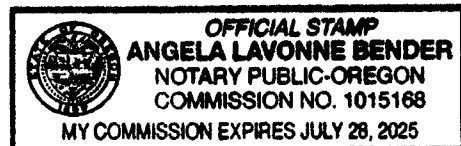
  
\_\_\_\_\_  
Ryan Andrews

State of OREGON  
County of Deschutes

This instrument was acknowledged before me on July 2, 2024 by Ryan Andrews.

  
\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: July 28, 2025



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

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

Commencing at a point along the Southeast line of a 20.00 foot roadway, a 1/2" steel pipe, from which the Southwest corner of Section 1 lies South 1710.4 feet and West 1874.0 feet;

Thence; North 52° 23' 00" East along the South line of said roadway, a distance of 10.97 feet to a 5/8" rebar with yellow plastic cap marked "MSC LS58541" the INITIAL POINT of this description.

Thence; South 49° 30' 27" East, a distance of 156.99 feet to the centerline of Crescent Creek,

Thence; South 46° 09' 41" West along said centerline, a distance of 157.32 feet,

Thence; North 45° 00' 07" West, a distance of 202.80 feet to a 1-3/4" pipe on the South right-of-way of Crescent Lake Road (State Highway 429) and the beginning of a 625.00 foot radius curve counter-clockwise,

Thence; along said curve a distance of 104.47 feet, (the long chord of which bears North 40° 01' 37" East a distance of 104.35 feet), to a 1/2" pipe,

Thence; South 59° 19' 32" East, a distance of 56.80 feet,

Thence; North 52° 23' 00" East, a distance of 27.17 feet to the INITIAL POINT of this description.