

**2025-006988**

**Klamath County, Oregon**

**08/11/2025 10:00:02 AM**

**Fee: \$102.00**

AFTER RECORDING RETURN TO:

James R. Blake  
Cable Huston LLP  
1455 SW Broadway, Suite 1500  
Portland, Oregon 97201

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:

PCE INVESTMENTS, LLC  
c/o Lane Colvin, Manager  
401 Mina Lane  
Grants Pass, OR 97526

**STATUTORY BARGAIN AND SALE DEED  
(ORS 93.860)**

**Franklin E. Price and Lane Colvin, as tenants in common, Grantor, convey to PCE Investments, LLC, an Oregon limited liability company, Grantee, the real property in Klamath County, State of Oregon, as specifically set forth below:**

**See Legal Description attached hereto as “Exhibit A” and incorporated herein by reference.**

**Subject to: All Exceptions on record.**

The true and actual consideration for this conveyance consists of or includes property or other value given or promised, which is the whole consideration.

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,

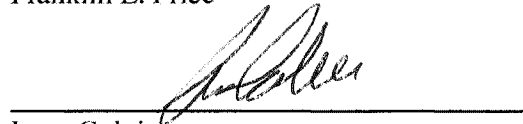
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,  
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 6<sup>th</sup> day of August, 2025.

GRANTOR:



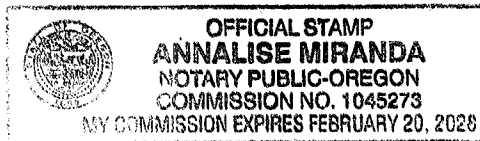
Franklin E. Price




Lane Colvin

STATE OF OREGON                     )  
County of Klamath                ) ss.

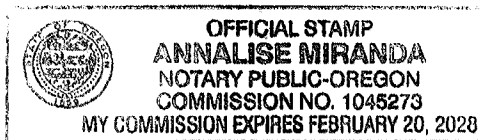
This instrument was acknowledged before me on the 6<sup>th</sup> of August, 2025, by  
**Franklin E. Price.**

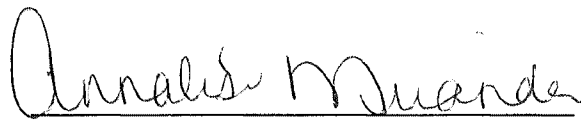


  
NOTARY PUBLIC FOR OREGON

STATE OF OREGON                     )  
County of Klamath                ) ss.

This instrument was acknowledged before me on the 6<sup>th</sup> of August, 2025, by  
**Lane Colvin.**



  
NOTARY PUBLIC FOR OREGON

## **EXHIBIT "A" - Legal Description**

### **PARCEL A:**

Parcels 1, 2 and 3 of Land Partition 33-10, situated in the NE 1/4 and SE 1/4 of Section 7, the NW 1/4 and SW 1/4 of Section 8 and the NE 1/4 NE 1/4 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, recorded February 7, 2012 in Volume 2012-001403, Microfilm Records of Klamath County, Oregon.

Excepting from Parcel 1 all that portion, more particularly described as follows:

A tract of land being a portion of Parcel 1 of Land Partition 33-10, situated in the NE 1/4 NE 1/4 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of said Parcel 1, from which the Southwest corner of said Parcel 1 bears North 89°11'12" West 271.10 feet; thence North 61°34'04" East 761.78 feet; thence South 28°25'56" East 96.54 feet to a point on the Northwesterly right of way line of the Burlington Northern Railroad Spur; thence South 41°47'33" West, along the said Northwesterly right of way line, 381.40 feet to its intersection with the South line of said Parcel 1; thence North 89°11'12" West, along the said South line, 461.73 feet to the point of beginning, with bearings based on Land Partition 33-10 on file at the office of the Klamath County Clerk.

### **PARCEL B:**

A parcel of land in Government Lot 1, Section 17, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bounded by a line described as follows:

Commencing at the Section corner common to Sections 7, 8, 17 and 18, thence Easterly along the Section line common to Sections 8 and 17 a distance of 1,316.1 feet, thence Southwesterly in a straight line at an angle of 27°05' with last described course, to a point of intersection with the Section line common to Sections 17 and 18 distant 679.9 feet South of the Northwest corner of said Section 17, thence Northerly along the Section line common to Sections 17 and 18 a distance of 679.9 feet to the point of beginning.

### **PARCEL C:**

All that part of Government Lot four (4), Section Eight (8), Township Thirty-nine (39) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon. described as follows, to wit:

Beginning at the Southwest corner of said Government Lot four (4), thence North twenty-four degrees, fifty-two minutes (24 degrees 52') East two hundred sixty-two and seven-tenths (262.7) feet, thence North thirty-four degrees nineteen minutes (34 degrees 19') West one hundred ninety-six and eight-tenths (196.8) feet to a point on the West boundary of said Government Lot four (4), thence South 0 degree four minutes (0 degree 04') East along said West boundary to the point of beginning.

PARCEL D:

Beginning at a point in Government Lot 4, Section 8, Township 39 South, Range 9 East of the Willamette Meridian, which is on the Northwestern right of way line of the Great Northern Railway, and is North 24 degrees 52' East, 210 feet from the Southwest corner of said Government Lot 4, and which point of beginning is 150 feet from the centerline of said right of way, when measured along the radius of a six degree curve on said centerline; thence North 24 degrees 52' East 52.7 feet; thence North 39 degrees 19' West, 196.8 feet, more or less, to a point on the West line of said Government Lot 4; thence North 0 degrees 04' West along the West lines of Government Lot 4, Government Lot 3 and the SE 1/4 NW 1/4 of said Section 8, a distance of 2698.1 feet, more or less, to the Southwest corner of Klamath Memorial Park, a platted cemetery belonging to the City of Klamath Falls, Oregon; thence North 89 degrees 56' East, (North 89 degrees 22' East, according to the Plat of Klamath Memorial Park), along the South boundary of said cemetery, a distance of 355 feet; thence South 0 degrees 04' East, 2646.3 feet, more or less, to a point on the Northwestern right of way line of said Great Northern Railway, which is 160 feet from the centerline of said right of way; thence South 28 degrees 43' West, along said right of way line, 62 feet, more or less, to a point on a curved line of said right of way, which is 150 feet from the center line of said right of way, when measured along the radius of said curved line; thence Southwesterly along said curved right of way line, which is parallel to and 150 feet distant from the centerline of said right of way, (the long chord of which curve bears South 48 degrees 30' West, 315.6 feet), to the point of beginning; being portions of Government Lot 3, and Government Lot 4 and the SE 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom that portion platted as Tract 1274, Juniper Ridge, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.