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10/22/2025 01:12:33 PM

Fee: \$97.00

JOHN ANDERSON PLAN B LLC, a Washington Limited Liability Company

820 N P St.

Washougal , WA 98671

Grantor's Name and Address

John L. Anderson and Wanda L. Anderson, Trustees of the John and Wanda Anderson Living Trust dated March 5, 2009, and any amendments hereto

820 N P St.

Washougal , WA 98671

Grantee's Name and Address

After recording return to:

John L. Anderson and Wanda L. Anderson, Trustees of the John and Wanda Anderson Living Trust dated March 5, 2009, and any amendments hereto

820 N P St.

Washougal , WA 98671

Until a change is requested all tax statements shall be sent to the following address:

John L. Anderson and Wanda L. Anderson, Trustees of the John and Wanda Anderson Living Trust dated March 5, 2009, and any amendments hereto

820 N P St.

Washougal , WA 98671

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN ANDERSON PLAN B LLC, a Washington Limited Liability Company,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John L. Anderson and Wanda L. Anderson, Trustees of the John and Wanda Anderson Living Trust dated March 5, 2009, and any amendments hereto,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is Estate Planning. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 grantor has executed this instrument this 15 day of October, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

JOHN ANDERSON PLAN B LLC, a Washington Limited Liability Company

[Signature]
John Anderson, Member

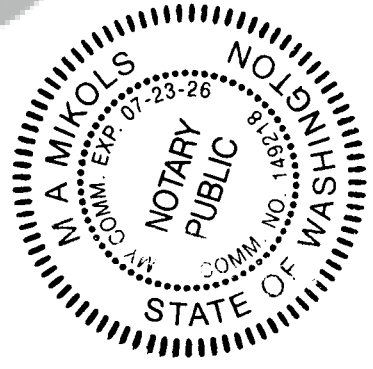
[Signature]
Wanda Anderson, Member

State of Washington } ss
County of Clark }

On this 15th day of October, 2025, before me, MA Mikols a Notary Public in and for said state, personally appeared John Anderson and Wanda Anderson, Members of JOHN ANDERSON PLAN B LLC, a Washington Limited Liability Company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Washington
Residing at: Clark County, OR
Commission Expires: July 23 2026



Legal Description
Exhibit "A"

PARCEL 1:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which lies South 19° 24' East, a distance of 1005 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon and running thence continuing South 19° 24' East along the Westerly right of way line of the Dalles-California Highway a distance of 90 feet and along the arc of a 2° 56' curve to the left a distance of 10 feet; thence 70° 36' West a distance of 300 feet to an iron pin; thence North 19° 24' West a distance of 100 feet to an iron pin; thence North 70° 36' East a distance of 300 feet, more or less to the point of beginning, in the SW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which lies South 19° 24' East, a distance of 1095 and along the arc of 2° 56' curve to the left a distance of 10 from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon and running thence, continuing along the arc of a 2° 56' curve to the left a distance of 100 feet; to a point; thence South 70° 36' West a distance of 303.1 feet to an iron pin; thence North 19° 24' West a distance of 100 feet to an iron pin; thence North 70° 36' East a distance of 300 feet, more or less, to the point of beginning, in the SW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which lies South 19° 24' East, a distance of 1095 and along the arc of 2° 56' curve to the left a distance of 110 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon, and running thence, continuing Southeasterly along the arc of 2° 56' curve to the left a distance of 190.2 feet to an iron pin on the Westerly right of way line of the Dalles-California Highway on the South section line of Section 21, Township 27 South, Range 8 East of the Willamette Meridian; thence South 89° 12' West along the Section line a distance of 340.9 feet to an iron pin which lies North 89° 12' East along the Section line a distance of 764.5 feet from the Southeast corner of said Section 21; thence North 19° 24' West a distance of 81.1 feet to an iron pin; thence North 70° 36' East a distance of 303.1 feet, more or less to the point of beginning, in the SW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING from the above described parcels that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by Deed recorded June 22, 1954 in Volume 267 of Deeds, page 446, Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to the State of Oregon in Recorded April 18, 2001 Volume: M01, page 16930, Microfilm Records of Klamath County, Oregon.

APN 2708-021CC-00900