RECORDING REQUESTED BY:

Western Title & Escrow

220 S Pine Street, Suite 102
Sisters, OR 97759

Deschutes County Official Records	**2019-49934**
D-D	
Stn=1 BN	**12/18/2019 02:43 PM**
$15.00 $11.00 $10.00 $61.00 $6.00	**$103.00**

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Nancy Blankenship - County Clerk

AFTER RECORDING RETURN TO:
Order No.: WT0174612-TLV
Jerry R. Freund and Jeannie L. Freund, Trustees of the Freund Living Trust dated December 20, 2017 and Three Sisters Holdings LLC
63026 NE Lower Meadow Drive #200
Bend, OR 97702

SEND TAX STATEMENTS TO:
Jerry R. Freund and Jeannie L. Freund, Trustees of the Freund Living Trust dated December 20, 2017 and Three Sisters Holdings LLC
63026 NE Lower Meadow Drive #200
Bend, OR 97702

APN: 263916
Map: 1510050000101 (Portion of)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jerry R. Freund and Jeannie L. Freund, Trustees of the Freund Living Trust dated December 20, 2017 and Three Sisters Holdings LLC, Grantor, conveys and warrants to **Jerry R. Freund and Jeannie L. Freund, Trustees of the Freund Living Trust dated December 20, 2017; as to an undivided one-half interest; and Three Sisters Holdings LLC, as to an undivided one-half interest**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Deschutes, State of Oregon:

See attached Exhibit "B" Tract B Legal Description, which is incorporated herein and made a part hereof

the above-described property is free of encumbrances except all those items of record, if any as of the date of this deed.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN APPROVED PROPERTY LINE ADJUSTMENT CITY OF SISTERS, DESCHUTES COUNTY, PLANNING FILE NO. 19-03. (See ORS 93.030).

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: December 11, 2019

The Freund Living Trust dated December 20, 2017

BY: _____
Jerry R Freund
Trustee

BY: _____
Jeannie L Freund
Trustee

Three Sisters Holdings LLC

BY: _____
Kevin L. Spencer, Manager

State of OREGON
County of Deschutes

This instrument was acknowledged before me on 12-11-2019 by Jeannie L Freund, as Trustee for Jerry R. Freund and Jeannie L. Freund, Trustees of the Freund Living Trust dated December 20, 2017.

_____
Notary Public - State of Oregon

My Commission Expires: 1-21-2022

OFFICIAL STAMP
TIANA LEE VANLANDUYT
NOTARY PUBLIC-OREGON
COMMISSION NO. 970418
MY COMMISSION EXPIRES JANUARY 21, 2022

State of OREGON
County of Deschutes

This instrument was acknowledged before me on 12-11-2019 by Kevin L. Spencer, Manager of Three Sisters Holdings, LLC.

_____
Notary Public - State of Oregon

My Commission Expires: 1-21-2022

OFFICIAL STAMP
TIANA LEE VANLANDUYT
NOTARY PUBLIC-OREGON
COMMISSION NO. 970418
MY COMMISSION EXPIRES JANUARY 21, 2022

Exhibit "B"

LEGAL DESCRIPTION
KSP-01
TRACT B
October 31, 2019
Page 1 OF 1

A tract of land lying in the North One-Half of the Southeast One-Quarter of Section 5, Township 15 South, Range 10 East, Willamette Meridian, City of Sisters, Deschutes County, Oregon and being a portion of Parcel 3 of Partition Plat 2008-30, Deschutes County Records and being a portion of that tract of land described by Document Number 2019-11758 Deschutes County Records, being more particularly described as follows:

Bearings are based on the Central Oregon Coordinate System.

This legal description was prepared for Property Line Adjustment purposes for the City of Sister's File Number LLA 19-03.

All of Document Number 2019-11758, Deschutes County Deed Records

EXCEPTING THEREFROM: That tract of land conveyed to the City of Sisters in Document Number 2019-13420, Deschutes County Deed Records.

ALSO EXCEPTING THEREFROM:

Beginning at the northwest corner of Parcel 3 of Partition Plat 2008-30, Deschutes County Records marked by a 2-1/2" brass cap marked "T15S R10E E 1/16 S5 PLS 1938 1986"; thence along the north line of said Parcel 3 South 89°44'44" East 50.00 feet to a 5/8" iron rod with orange plastic cap marked "HHPR INC"; thence leaving said north line South 00°00'32" East 564.33 feet to a 5/8" iron rod with orange plastic cap marked "HHPR INC" and a point of non-tangent curve right; thence around the curve right (Central angle = 40°04'53", Radius = 161.23, Radius Point Bears South 18°39'21" West, 161.23 feet, Long Chord bears South 51°18'12" East, 110.50) 112.79 feet to a 2" aluminum cap marked "LS 53270 2008"; thence South 31°17'04" East 75.35 feet to a 2" aluminum cap marked "LS 53270 2008"; thence South 50°09'43" East 61.78 feet to the south line of said Parcel 3 and a 3-1/4" aluminum cap marked "U.S. DEPARTMENT OF THE INTERIOR BUR. OF LAND MANAGEMENT CADASTRAL SURVEY"; thence along the south line of said Parcel 3 the following two courses: South 64°07'04" West 98.17 feet to a 3-1/4" aluminum cap marked "U.S. DEPARTMENT OF THE INTERIOR BUR. OF LAND MANAGEMENT CADASTRAL SURVEY"; thence South 58°44'04" West 157.29 feet to a 3-1/4" brass cap marked "U.S. DEPARTMENT OF THE INTERIOR BUR. OF LAND MANAGEMENT CADASTRAL SURVEY" and the southwest corner of said Parcel 3; thence along the westerly boundary of said Parcel 3 North 00°00'32" West 862.12 feet to the **Point of Beginning.**

Containing 15.59 acres, more or less.

See attached Exhibit map

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
Nov. 08, 2010
JOHN TAYLOR HAGLUND
55022PLS
RENEWS: 6-30-2021