Josephine County 500 NW 6th Street Grants Pass, Oregon 97526 Grantor's Name and Address

JOSEPHINE COUNTY OFFICIAL RECORDS RHIANNON HENKELS, COUNTY CLERK 2022-013700

DED-BSD

Cnt=1 Pas=3 Stn=3 JJOHNSON \$15.00 \$11.00 \$60.00 \$10.00 \$5.00

11/04/2022 02:27 PM Total:\$101.00



I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

After recording return document and send tax statements to:

Josephine County Sportsman Association 7407 Highland Avenue

Grants Pass, OR 97526

Grantee's Name and Address

BARGAIN AND SALE DEED

Josephine County, a political subdivision of the State of Oregon, Grantor, conveys to Josephine County Sportsman Association, a domestic non-profit corporation registered in the State of Oregon, with its principal place of business located in Josephine County, Grantee, all right, title and interest in and to the following described real property: See Exhibit "A" attached hereto and made a part hereof.

ON CONDITION that Grantee, Josephine County Sportsman Association, as a qualifying nonprofit corporation uses the above-described property for open space, parks or natural areas for perpetual public use, pursuant to ORS 271.330(3), and for use by Law Enforcement for training purposes, upon payment by Law Enforcement of a reasonable fee, or the property shall be divested and revert to Grantor, Josephine County, Oregon, and Grantor shall have the right to re-enter said property and all rights of Grantee or its assignee shall the eupon terminate.

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.

The true consideration for this conveyance is **\$0.00**; however, the actual consideration consists of or includes other value as part of or the whole consideration.

The orders of the Josephine County Board of Commissioners authorizing this sale pursuant to ORS 271.330(3) and ORS 275.330, are recorded in the Board of Commissioners' Journal as instrument number 2022-008, dated May 4, 2022, and instrument number 2022-030, dated October 26, 2022.

In Witness Whereof, the Grantor has executed this instrument this **26th** day of October, 2022.

Grantor:

STATE OF OREGON)
) ss.
County of Josephine)
of October, 2022, by HEADARIN J. FOWLER, AND	wledged before me on this 26th day L. BEATSCHIGE JA., DANIEL E. DEYOUNG DE County Board of Commissioners.
Notary Public for Oregon My Commission Expires: 11.13.22	
OFFICIAL STAMP	5

JOSEPHINE COUNTY BOARD OF COMM Herman E. Baertschiger Jr., Chair Darin Date: 10 · 26 · 2022

TRISH ANN PAREDES NOTARY PUBLIC-OREGON COMMISSION NO. 980972 **COMMISSION EXPIRES NOVEMBER 13, 2022**

EXHIBIT A

PARCEL 1 35-06-13-00-000200-00 R303420

North half of the Northwest quarter; Southeast quarter of the Northwest quarter; Northeast quarter of the Southwest quarter, Section 13, Township 35, South, Range 6, Tax Lot 2, West of Willamette Meridian, Josephine County, Oregon, containing 140 Acres, Serial #2946.

Sec 13 N½NW¼; SE¼NW¼; NE¼SW¼

All in T35S R6W WM

Except:

S1/2NE1/4SW1/4

PARCEL 2 35-06-13-00-000301-00 R303422

The SW¼NW¼ of Section 13, Township 35 South, Range 6 West, W.M., Josephine County, Oregon.

SUBJECT TO: Property must be used for public purposes.

Including Cell Tower Site Ground Lease Agreement; Tax Lot 35-06-13-00-000301-40; tax account R341644

The parcel of land to which this description applies contains 40 acres.

PARCEL 3 35-06-14-00-000100-00 R303423

All that part of the following described property which lies East of that tract deeded to the State of Oregon (for relocation of Pacific Highway) described in Volume 182, Page 459, Josephine County Deed Records, to-wit; The Northeast Quarter of the Northeast Quarter of Section 14, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon. LESS AND EXCEPT the South 907½ feet of the Northeast Quarter of the Northeast Quarter of said Section 14, East of said parcel deeded to the State of Oregon.

PARCEL 4 35-06-14-00-000201-00 R303425

All of that part of the following described property which lies East of that tract of land deeded to the State of Oregon (for relocation of Pacific Highway) described in Volume 184, Page 52, Josephine County Deed Records, to-wit:

The South 907½ feet of the Northeast Quarter of the Northeast Quarter of Section 14, and the Southeast Quarter of the Northeast Quarter of Section 14, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon.

Less and except the following described property:

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 14, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Southeast Quarter of the Northeast Quarter, North 00°02' West of and 438.67 feet distant from the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence South 89°58' West for 225 feet; thence North 00°02' West and parallel to the East line of said Southeast Quarter of the Northeast Quarter for 719.51 feet; thence South 50°53' East for 290.14 feet to said East line; Thence South 00°02' East along said East line or 536.33 feet to the point of beginning.

SUBJECT TO: Property will be kept and set aside for Josephine County Sportsman Association, Inc. to be used only for the use of the public as a shooting range and for a firing range for law enforcement officers.

PARCEL 5 35-06-12-00-000405-00 R303417

Parcel II. The South Half of the South Half of the Southwest Quarter of Section 12, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon.

SUBJECT TO:

- 1. The reservation of all water rights appurtenant to the above described property.
- 2. The reservation of a perpetual easement for a buried pipeline to carry water from a diversion point on Walker Creek platted as the Twisted Oak Flume across a portion of Parcel II above described.

