

NS

R. Todd Neilsen, Trustee

Grantor's Name and Address

THE NATURE CONSERVANCY

821 SE 14TH AVENUE

PORTLAND, OR 97214-2537

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

THE NATURE CONSERVANCY

821 SE 14TH AVENUE

PORTLAND, OR 97214-2537

Until requested otherwise, send all tax statements to (Name, Address, Zip):

THE NATURE CONSERVANCY

821 SE 14TH AVENUE

PORTLAND, OR 97214-2537

K53898V

SPACE RESERVED
FOR
RECORDER'S USE

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STATE OF OREGON, } ss.
County of _____I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that R. Todd Neilsen, Chapter 11 Trustee for the Consolidated Bankruptcy Estates of Redhawk Investment Corporation et al and Cathryn Reiff hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto The Nature Conservancy

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 _____ Klamath _____ County, State of Oregon, described as follows, to-wit:

**and Talon Land Corporation

See attached Exhibit A.

1999 NOV 23 AM 9:00

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,850,000.00. © However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. © (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of September, 1999; if grantor is a corporation, 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.

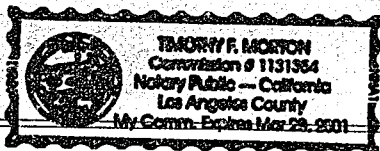
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

CALIFORNIA

STATE OF OREGON, County of Los Angeles) ss.

This instrument was acknowledged before me on _____, 19____, 77m

by _____, 19____, 77m

This instrument was acknowledged before me on September 28, 1999,by R. Todd Neilsonas Chapter 11 Trustee for the Consolidated Bankruptcy Estatesof Redhawk Investment Corporation, et al. and Cathryn Reiff

Timothy F. Morton
Notary Public for Oregon California
My commission expires March 28, 2001

Exhibit A

Parcel One: (Redhawk)

Township 36 South, Range 7 East of the Willamette Meridian

Section 4: S $\frac{1}{2}$ of Government Lot 13, except that portion in the highway, S $\frac{1}{2}$ of Government Lot 14, Government Lots 18, 19, 23, 26 and 31

That portion of Government Lots 22, 27 and 30 described as follows: E $\frac{1}{2}$; E $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$; E $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$; E $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$; E $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$

Section 5: A parcel of land situate in SW $\frac{1}{4}$ NW $\frac{1}{4}$ and being more particularly described as follows: Beginning at a point on the Northerly boundary of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon from which the Northwest corner of said Section 5 bears North 33°55'20" West 812.95 feet and North 0°21'20" West 644.5 feet distant; thence North 89°48'00" East 887.5 feet along the Said Northerly boundary to the Northeast corner of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 0°27'20" West along the Easterly boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ 1,307.15 feet to a point; thence North 33°55'20" West 1,571.45 feet, more or less, to the point of beginning.

A parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and being more particularly described as follows: Beginning at a point on the Easterly boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County Oregon, from which the stone monument marking the South quarter section corner of said Section 5 bears South 1°18'55" West 723.9 feet distant; thence North 33°55'20" West 693.35 feet to a point on the Northerly boundary of the said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 89°01'40" East along the said Northerly boundary 400.35 feet to the Northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 1°18'55" West along the Easterly boundary of the said SE $\frac{1}{4}$ SW $\frac{1}{4}$ 582.3 feet, more or less, to the point of beginning.

Government Lots 11, 14, 19 and 22, Excepting therefrom the following described tract:

Beginning at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, from which the stone monument marking the West quarter-section corner of said Section 5 bears South 89°40'20" West 1,318.20 feet distant and the stone monument marking the center quarter-section corner of said Section 5 bears North 89°40'20" East 1,318.15 feet distant; thence North 0°27'20" East along the West boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ 10.65 feet to a point; thence South 33°55'20" East 1,588.80 feet to a point on the Southerly boundary of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 89°01'40" West along the Southerly boundary of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ 901.70 feet to the Southwest corner; thence North 0°37'50" East along the Westerly boundary of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ 1,322.95 feet, more or less to the point of beginning.

Government Lots 3, 4, 5, and 6, Saving and Excepting a strip of land 30 feet in width lying parallel with and immediately adjacent to the line marking the Northerly boundary of Government Lots 3 and 4 of the said Section 5 and extending Westerly from the line marking the Easterly boundary of the said Government Lot 3 to the line marking the Westerly boundary of the said Government Lot 4.

Also Saving and Excepting: Beginning at a point from which the Northwest corner of said Section 5 bears North 0°17' West 672.1 feet distant; thence South 33°41' 2/3" East 778.2 feet; thence South 89°52' West 428.5 feet; thence North 0°17' West 648.5 feet, more or less to the point of beginning.

Also Saving and Excepting: Beginning at a point on the Westerly boundary of the NW $\frac{1}{4}$ of Section 5, from which the Northwest corner of said Section 5 bears North $0^{\circ}21'20''$ West 644.5 feet distant; thence South $33^{\circ}55'20''$ East 812.95 feet to a point on the Southerly boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South $89^{\circ}48'00''$ West along the said Southerly boundary 21.05 feet to the Southeast corner of that parcel of land conveyed by Deed dated August 29, 1955 and recorded on page 88, Deed Records of Klamath County, Oregon; thence North $33^{\circ}46' \frac{1}{2}'$ West along the Easterly boundary of said parcel of land 778.2 feet to a point on the Westerly boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North $0^{\circ}21'20''$ West 27.55 feet, more or less, to the point of beginning.

Sections 5 and 8: Government Lots 25, 26, 31 and 32 in Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 8, Excepting therefrom the following described tract:

Beginning at a stone marking the quarter section corner common to Sections 5 and 8, said Township and Range; thence North $1^{\circ}18'55''$ East along the North-South centerline of said Section 5, 723.9 feet to an iron pin; thence South $1^{\circ}09'50''$ East 1,768.3 feet to deep water; thence West 52.55 feet to a point on the North-South centerline of said Section 8; thence North along the North-South centerline of said Section 8; 1,044.2 feet, more or less, to the point of beginning.

Section 9 : Government Lots 2, 7, 8, 9, 10, 15, 16, 17 and 24, and all of Lots 3, 6, E $\frac{1}{2}$ of 18 and the E $\frac{1}{2}$ of 23 lying East of the highway

W $\frac{1}{2}$ of Government Lot 18, except that portion lying East of State Highway No. 427

Parcel Two: (Talon)

Township 35 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian

Section 36: All of section lying East of the Williamson River

Township 36 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian

That portion of Section 1 and Fractional Sections 2, 11, and 12 lying Northeasterly and Northerly of the shore line of Klamath Lake and Easterly of the Williamson River.

Township 35 South, Range 7 East of the Willamette Meridian

Section 30: Government Lot 19

Section 31: Government Lots 12, 16, 18 and 19 lying Southerly and Easterly of the Williamson River and all of Government Lots 22, 23, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36 and 37 and portion of Government Lots 11, 20, 21, 28, 29 and 38 in Section 31, more particularly described as follows: Beginning at the stone monument marking the section corner common to Sections 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and to Sections 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon: thence South $89^{\circ}55' \frac{1}{2}'$ West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North $0^{\circ}25' \frac{1}{2}'$ West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the true point of beginning of this description thence South $89^{\circ}55' \frac{1}{2}'$ West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Government Lot 38 of said Section

31; thence North $0^{\circ} 55 \frac{1}{4}'$ West 1,271.7 feet to the stone monument marking the Northwest corner of Government Lot 29 of said Section 31 (said monument being also the SE $\frac{1}{16}$ corner of said Section 31); thence North $0^{\circ} 25'$ West 1,316.7 feet to the stone monument marking the Northwest corner of Government Lot 21 of said Section 31 (said monument being also the East $\frac{1}{16}$ corner on the East-West centerline of said Section 31); thence North $0^{\circ} 19' \frac{3}{4}'$ West 1,263.3 feet to an iron pin on the Westerly boundary of Government Lot 11 of said Section 31 and from which point the Northwest corner of said Government Lot 11 bears North $0^{\circ} 19' \frac{3}{4}'$ West 55.0 feet distant; thence South $13^{\circ} 14' \frac{1}{2}'$ East 3,955.5 feet, more or less, to the true point of beginning.

Excepting that portion of Government Lot 12, more particularly described as follows:

Beginning at the Northeast corner of Government Lot 12; thence South $0^{\circ} 19' \frac{3}{4}'$ East 55.0 feet to an iron pin; thence North $45^{\circ} 18' \frac{3}{4}'$ West 77.8 feet to an iron pin; thence North $89^{\circ} 40' \frac{1}{4}'$ East 55.0 feet, more or less, to the point of beginning

Township 36 South, Range 7 East of the Willamette Meridian

Section 5: Government Lots 17, 18, 23 and 24

In Sections 5 and 8: Beginning at a point on the West line of said Section 5 which bears South $0^{\circ} 21' 20''$ East a distance of 644.5 feet from the Northwest corner of said Section 5; thence South $33^{\circ} 55' 20''$ East a distance of 4,666.55 feet, more or less, to a point on the North-South center section line of said Section 5, from which point bears North $1^{\circ} 18' 55''$ East a distance of 723.9 feet from the South one-quarter corner of said Section 5; thence South $1^{\circ} 09' 50''$ East a distance of 1,768.3 feet to a deep water channel situate on the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 8; thence West a distance of 52.55 feet to a point on the North-South centerline of said Section 8; thence North along said centerline a distance of 1,044.2 feet, more or less, to the quarter section corner common to said Sections 5 and 8; thence West along the South line of said Section 5 to the Southwest corner thereof; thence North along the West line of said Section 5 to the point of beginning. Said parcel being all of Government Lots 20, 21, 28, 29 and 30 and portions of Government Lots 4, 5, 12, 13, 14, 19, 22, 27 and 31 in Sections 5, and portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8.

Section 6: All, saving and excepting the North 30 feet of Government Lot 1

Section 7: All

Section 8: N $\frac{1}{4}$ NW $\frac{1}{4}$; Government Lot 1 and that portion of Government Lot 2 lying Northerly and Westerly of the present shore line of Klamath Lake. Government Lots 3, 4, and 5 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and Government Lot 2, Excepting therefrom that portion lying Westerly of the Easterly boundary of the dike on the Easterly boundary of the channel running Northerly and Southerly through said SW $\frac{1}{4}$ NE $\frac{1}{4}$ and Government Lot 2

NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 9: A tract of land situated in Government Lot 1, more particularly described as follows: Beginning at the Northwest corner of said Government Lot 1; thence East, along the North line of said Government Lot 1, 233 feet, more or less, to a point from which a tree bears North 25 feet, more or less and West 10 feet; thence Southerly 660 feet to a fence corner on the South line of said Government Lot 1; thence West 233 feet to the Southwest corner of said Government Lot 1; thence North 660 feet to the point of beginning.

Government Lots 4, 5, 11, 12, 13, and 14, 20, 21, the West $\frac{1}{2}$ of Government Lot 18 lying Easterly of State Highway #427, Government Lot 28, and 29

Excepting the following portion of Government Lot 4, to-wit: Commencing at the Northeast corner of said Government Lot 4 and running thence South along the Easterly line thereof a distance of 320 feet to a point; thence Westerly parallel with the North line of said Lot 1, 320 feet to the West line of said lot; thence Northerly 320 feet to the Northwest corner of said lot; thence East along the northerly line of said lot to the point of beginning.

Section 16: Government Lots 4 and 5

Section 17: Government Lot 1

State of Oregon, County of Klamath

Recorded 11/23/99, at 9:00a.m.

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Linda Smith,

County Clerk

Fee \$ 50⁰⁰