

05 MAR 16 PM 3:17

State of Oregon, County of Klamath  
Recorded 03/16/2005 3:17 p m  
Vol M05 Pg 17296-97  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
1345 NW WALL STREET, STE 200  
BEND, OR 97701

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

*1st 515377*

STATUTORY BARGAIN AND SALE DEED

CRESCENT PARTNERS, LLC, an Oregon Limited Liability Company, Grantor, conveys  
A 33.33% UNDIVIDED INTEREST to AUXIER FAMILY FARM, LLC, an Oregon Limited  
Liability Company. GRANTEE, the following described real property:

Tax Account No(s): 133046 127160  
Map/Tax Lot No(s): 2309-24B-7000 2309-2600

The true consideration for this conveyance is \$ 0

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.

Dated this 10<sup>th</sup> day of March, 2005.

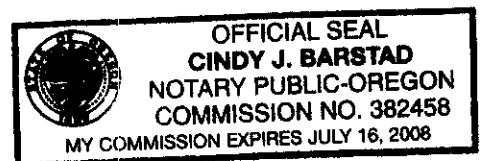
CRESCENT PARTNERS, LLC  
BY: *Terry L. Borst*  
TERRY L. BORST, TRUSTEE,  
TERRY L. BORST TRUST, MGN. MBR.

STATE OF OREGON, COUNTY OF Multnomah ss.

This instrument was acknowledged before me on March 10, 2005 by TERRY L.  
BORST, TRUSTEE TERRY L. BORST TRUST, MANAGING MEMBER CRESCENT  
PARTNERS, LLC.

*Cindy J. Barstad*  
(Notary Public for Oregon)  
My commission expires 7-16-2008

TITLE NO. 10-0015505  
ESCROW NO. 10-0015505



*26F*

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

The W  $\frac{1}{2}$  SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 24, Township 23 South, Range 9 East of the Willamette Meridian.

The E  $\frac{1}{2}$  SW  $\frac{1}{4}$ , in Section 24, Township 23 South, Range 9 East of the Willamette Meridian. SAVING AND EXCEPTING therefrom the following described parcels:

All that portion within the boundaries of The Dalles-California Highway.

Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way line of Tumbo Drive as shown on the duly recorded subdivision "Jack Pine Village"; thence North  $59^{\circ}12'$  West 300.00 feet to the Northwesterly right of way line of said highway; thence North  $30^{\circ}48'$  East along said Northwesterly right of way line, 429.85 feet to the true point of beginning for this description; thence North  $59^{\circ}12'$  West 170.00 feet; thence South  $30^{\circ}48'$  West 200.00 feet; thence North  $59^{\circ}12'$  West 271.88 feet to the approximate centerline of an irrigation canal; thence North  $34^{\circ}12'$  East along said centerline 593.04 feet; thence South  $59^{\circ}12'$  East 406.71 feet to the said Northwesterly right of way line; thence South  $30^{\circ}48'$  West along said Northwesterly right of way line 392.00 feet to the true point of beginning.

Beginning at the  $\frac{1}{4}$  corner on the South line of Section 24, Township 23 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon; thence North  $89^{\circ}26'06''$  West along the South line of said Section 303.37 feet to a point on the Easterly line of Highway 97; thence North  $30^{\circ}47'58''$  East along the Easterly line of said Highway 596.11 feet to a point on the East line of the SW  $\frac{1}{4}$  of said Section 24; thence South  $00^{\circ}12'18''$  West along the East line of said SW  $\frac{1}{4}$  of Section 24, 514.99 feet to the point of beginning

Tax Parcel Number: 133046 and 127160