

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

AL

Charlotte E. Borgman
 Phillip N. Morrison
 P.O. Box 632
 Pleasant Grove, CA 95668
Grantor's Name and Address
 C. Morrison Ranch Limited Partnership
 P.O. Box 632
 Pleasant Grove, CA 95668
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
 Michael J. Anderson
 425 University Ave., #210
 Sacramento, CA 95825
Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Charlotte E. Borgman
 Phillip N. Morrison
 P.O. Box 632
 Pleasant Grove, CA 95668

2006-017767

Klamath County, Oregon



00002861200600177670040044

09/05/2006 10:01:50 AM

Fee: \$36.00

Witness my hand and seal of County annexed.

NAME

TITLE

By _____, Deputy.

ASPEN: 63852

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CHARLOTTE E. BORGMAN and PHILLIP N. MORRISON, as Co-Trustees of the MURVA ILO MORRISON REVOCABLE TRUST, dated February 9, 1988, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto C. MORRISON RANCH LIMITED PARTNERSHIP, 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:

SEE THE ATTACHED EXHIBIT "A"

(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 \$ 0.00. © 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 on August 28 2006; 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.

Charlotte E. Borgman
 Charlotte E. Borgman

Phillip N. Morrison
 Phillip N. Morrison

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

ANDERSON
 #1647152
 CO-CALIFORNIA
 TO COUNTY
 8 MARCH 21, 2010

AL SEAL
 KANGRIS
 BLIC-OREGON
 N NO. 408811
 XPIRES AUG. 2, 2010

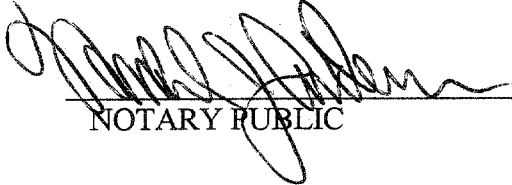
\$36-A

01022
 118
 NO

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

On Aug 24, 2006, before me, **MICHAEL J. ANDERSON** a Notary Public in and for said State, personally appeared **PHILLIP N. MORRISON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC



STATE OF OREGON,

County of Klamath } ss.

FORM No. 23—ACKNOWLEDGMENT.
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Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 28th day of August, 2006, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Charlotte E. Borgman

known to me to be the identical individual ☒ described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

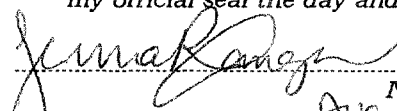

Notary Public for Oregon
My commission expires Aug 2, 2010



Exhibit A

PARCEL 1:

All that portion of the SE 1/4 of the SW 1/4 lying South of the Irrigation ditch which runs through the said forty in Section 33, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING the potato cellar in the Southeast corner of said described tract, being a tract of land 36 feet North and South by 152 feet East and West, and EXCEPTING a right of way 16 feet wide to the Northwest corner of said potato cellar and along the North side of said cellar to the North and South road along the East side of said cellar for ingress and egress from other land as reserved by former owners; AND ALSO EXCEPTING part of the SE 1/4 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, as follows:

Beginning at a point on the East line of said SE 1/4 of the SW 1/4 of Section 33 and the centerline of the irrigation ditch which runs through said SE 1/4 of the SW 1/4; thence South along said East line of said SE 1/4 of the SW 1/4 a distance of 193 feet; thence West a distance of 250 feet; thence North and parallel with the East line of said SE 1/4 of the SW 1/4 a distance of 239 feet to the centerline of said irrigation ditch; thence Easterly along said centerline to the point of beginning.

AND FURTHER EXCEPTING a portion of the E 1/2 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the E 1/2 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which point is 1309 feet, more or less, South of the middle of the County Road known as Drazil Road, formerly Turkey Hill Road, said point is also the intersection of the West line of the E 1/2 of the SW 1/4 and irrigation ditch running through said section; thence South along said West line of the E 1/2 of the SW 1/4 377 feet; thence East 692 feet, more or less, to the centerline of irrigation ditch running through said Section 33; thence following centerline of said ditch in a Northwesterly direction to the point of beginning.

EXCEPTING THEREFROM any portions lying within the limits of Drazil Road formerly known as Turkey Hill Road.

PARCEL 2:

That part of the E 1/2 of the E 1/2 of Section 32 and part of the W 1/2 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the E 1/2 of the SE 1/4 of Section 32, Township 40 South, Range 12 East of the Willamette Meridian, and running thence North along the forty line a distance of 1300 feet, more or less, to a point where the centerline of the East-West Canal of the Shasta View Irrigation District extended meets the forty line; thence East a distance of 65 feet, more or less, to a point on the West Bank of said North-South Canal of Shasta View Irrigation District; thence South along the West Bank of said North-South Canal a distance of 10 feet to a point; thence Easterly following the South Bank of said East-West Canal, through the E 1/2 of the SE 1/4 of Section 32, and the W 1/2 of the SW 1/4 of Section 33, both in said Township 40 South, Range 12 East of the Willamette Meridian, to the Easterly line of the W 1/2 of the SW 1/4 of Section 33; thence South along the Easterly line of the W 1/2 of the SW 1/4 of Section 33 to the Township line; thence Westerly along the Township line to the point of beginning, being in the E 1/2 of the SE 1/4 of Section 32 and the W 1/2 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian.

SAVING AND EXCEPTING a tract of land described as beginning at an iron pin on the South section line which lies West 781.5 feet from the Southeast corner of the SW 1/4 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian and running thence North a distance of 95 feet to an iron pin; thence North 56° 35' West a distance of 961 feet to an iron pin; thence South 33° 25' West a distance of 45 feet to an iron pin which lies on the East Bank of the Shasta View Irrigation Canal; thence South 36° 25' East along the East Bank of the above mentioned canal a distance of 200.00 feet to an iron pin; thence continuing along the East Bank of the above mentioned canal South 30° 14' East a distance of 492.8 feet to an iron pin which lies on the Section line; thence East along the Section line a distance of 460 feet, more or less, to the point of beginning, being in the SW 1/4 of the SW 1/4 of Section 33 and in the SE 1/4 of the SE 1/4 of Section 32, both Sections in Township 40 South, Range 12 East of the Willamette Meridian, Klamath County. Said Excepting being for the West Reservoir.

PARCEL 3:

A portion of the E 1/2 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Drazil Road formerly Turkey Hill Road, which point lies 2044 feet, more or less, South and 30 feet, more or less, West of the Northeast corner of the E 1/2 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, said point of beginning is also the point of intersection of Drazil Road and irrigation ditch running through said Section 33; thence North along said county road 358 feet; thence West 569 feet, more or less, to the center of the irrigation ditch; thence following centerline of said ditch in a Southeasterly direction to the point of beginning.

EXCEPTING THEREFROM any portions lying within the limits of Drazil Road formerly known as Turkey Hill Road.