

ESC

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

MTC74089

2007-010084

Klamath County, Oregon



00023970200700100840030037

06/05/2007 01:21:44 PM

Fee: \$31.00

SPACE RESERVED

F

Grantor's Name and Address

Grantee's Name and Address

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

same as below

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

5 Star Ranch LLC

345 N. Yosemite Street #B

Stockton, Ca 95203

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that TERRY L. MCDONALD AND ROBERT L. MCDONALD

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto 5 STAR RANCH LLC, AN OREGON LIMITED LIABILITY COMPANY

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 ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

(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 \$ other than \$. 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 May 15th 2007; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Terry L. McDonald

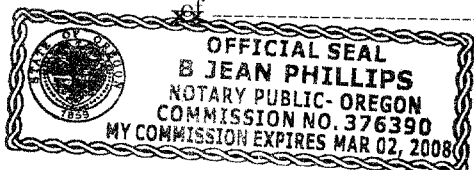
Robert L. McDonald

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 15, 2007 by Terry L. McDonald

This instrument was acknowledged before me on May 15, 2007 by Robert L. McDonald

as his voluntary act and deed



Notary Public for Oregon  
My commission expires

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Joaquin

} ss.

On

5/31/07

Date

before me,

Judy L. Lindsay, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally

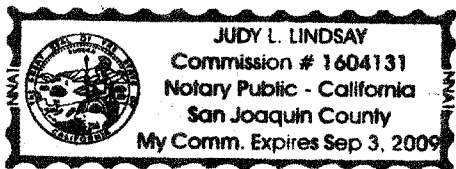
appeared

Robert L. McDonald

Name(s) of Signer(s)

☒ personally known to me

☐ 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Judy L. Lindsay  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Bargain And Sale Deed

Document Date: 5-31-07

Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☒ Partner — ☐ Limited ☒ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Self

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

The NW 1/4 NW 1/4 of Section 15 in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING therefrom a strip of land 20 feet in width off of the East side.

AND excluding therefrom those lots of the portion of the lands above known as "The Meadowglenn Subdivision, which is the South 400 feet of the NW 1/4 of the NW 1/4 of Section 15, which have been sold of record.

ALSO SAVING AND EXCEPTING THEREFROM the following:

A strip of land, 20 feet in width, parallel to the Northerly line of the NW 1/4 NW 1/4 of Section 15, Township 41 South, Range 12 East, W. M., Klamath County, Oregon, and being more particularly described as follows:

Being the Notherly 20 feet of the said NW 1/4 NW 1/4 of said Section 15, EXCEPTING the Easterly 20 feet which is included in the land described in Deed Volume 138 page 443, of the Klamath County Deed records.

ALSO SAVING AND EXCEPTING:

A strip of land to widen the Malin Cemetery Road right of way (Deed Volume 138, page 443), situated in the NW 1/4 NW 1/4 of Section 15, Township 41 South, Range 12 East, W. M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by a 5/8-inch iron pin with plastic cap located North 89°35'32" West 74.00 feet and South 00°06'42" West 20.00 feet from the West 1/16 corner of said Section 15, said point being on the beginning of a curve to the right (radius point bears South 00°24'28" West a distance of 50.26 feet); thence along the arc of said curve (central angle = 89°42'14") 78.69 feet; thence South 00°06'42" West 866.27 feet to a point on the Northerly boundary of Tract 1137-Meadowglenn, a duly recorded subdivision plat; thence continuing South 00°06'42" West 336.39 feet; thence South 26°33'16" West 22.46 feet to the Southerly boundary of said Tract 1137-Meadowglenn, also being on the Northerly line of Rajnus Road; thence North 89°30'15" East, along said line, 14.00 feet to the Southeast corner of said Tract 1137-Meadowglenn; thence North 00°06'42" East, along the Easterly boundary of said Tract 1137-Meadowglenn and its Northerly extension, 1272.60 feet; thence North 89°35'32" West 54.00 feet to the point of beginning, with bearings based on said Tract 1137-Meadowglenn.