

2008-000171

Klamath County, Oregon



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01/07/2008 08:36:11 AM

Fee: \$36.00

RETURN TO:

Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

William Moore and Willene Moore, a partnership, dba B & W Moore Farms, Grantors, conveys to B & W Moore Farms, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Tax Lot No. R-4110-01200-01100-000	ID: R101856
Tax Lot No. R-4110-01100-00800-000	ID: R101847
Tax Lot No. R-4110-01200-01200-000	ID: R101945
Tax Lot No. R-4110-01100-00700-000	ID: R101838
Tax Lot No. R-4110-00900-00700-000	ID: R101473
Tax Lot No. R-4110-00900-00600-000	ID: R101464
Tax Lot No. R-4110-00900-00500-000	ID: R101437
Tax Lot No. R-4110-00800-00100-000	ID: R101428
Tax Lot No. R-4110-00800-00500-000	ID: R101400
Tax Lot No. R-4110-00900-00900-000	ID: R891068
Tax Lot No. R-4110-00900-00900-000	ID: R101482
Tax Lot No. R-4110-00900-01000-000	ID: R101491
Tax Lot No. R-4110-00900-01000-000	ID: R891069

The true and actual consideration for this transfer is estate planning/business reorganization

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

DATED this 27th day of August 2007.

William Moore

William Moore, Partner
B & W Moore Farms

Willene Moore

Willene Moore, Partner
B & W Moore Farms

STATE OF OREGON)

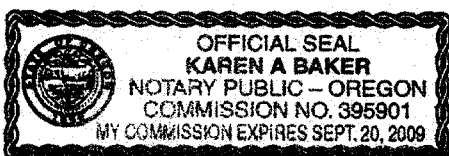
) ss.

County of Klamath)

Personally appeared before me this 27 day of August 2007, the above-named William & Willene Moore, as partners dba B and W Moore Farms and acknowledged the foregoing instrument to be their voluntary act.

Karen A. Baker

Notary Public for Oregon
My Commission expires: 9-20-09



A parcel of land in SE 1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at 1/2" rebar which is South 0°02' West 3460.7 feet and 30.5 feet West from the Northeast corner of Section 11; thence South 0°02' West 851.5 feet, more or less, along West right of way of County Road to a point; thence West 1310.0 feet, more or less, to the West line of SE 1/4 SE 1/4 of Section 11; thence North 0°05' West 800.0 feet, more or less, along said West line of E 1/2 SE 1/4; thence North 87°55' East 1312.0 feet, to point of beginning.

A parcel of land in SE 1/4 SE 1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point South 0°02' West 4312.2 feet and 30.5 feet West from the Northeast corner of Section 11; thence South 0°02' West 937.8 feet, more or less, to a point which is 30.0 feet North and 30.0 feet West of the Southeast corner of Section 11; thence West 1205.0 feet, more or less, to a point thence; North 386.0 feet, more or less, to a point; thence West 104.0 feet to West line of SE 1/4 SE 1/4 of Section 11; thence North 0°05' West 551.8 feet, more or less, along said West line; thence East 1310.0 feet, more or less, to the point of beginning.

Also including a parcel of land lying in Lots 4 and 6 and 10 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Southerly right of way line of the Modoc Northern Railroad (now Southern Pacific) which lies 323 feet North and 2295 feet East of the West one-fourth corner of said Section 12, and running thence South at right angles a distance of 1075 feet to an iron pin; thence East at right angles a distance of 362 feet to the West bank of Lost River; thence Northeasterly following the West bank of Lost River to its intersection with the Southerly right of way line of said railroad; thence West following said right of way line to the point of beginning.

ALSO, the SW 1/4 SW 1/4, SE 1/4 SW 1/4, S 1/2 NW 1/4 SW 1/4, that portion of Lot 4 lying South of the South right of way line of the Modoc Northern Railroad (now Southern Pacific); Lots 10, 11 and the West 17.0 acres of Lot 12 in Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

All of the SE 1/4 of the NE 1/4 of Sec. 8, Twp. 41 S., R. 10 E., of the W.M., except the N. 10 feet thereof, and except approximately one acre in the SW corner; more particularly described as follows:

Commencing at the SW corner of said SE 1/4 of NE 1/4 of Said Sec. 8; thence N. on forty line 135 feet to a point; thence E. 100 feet to a point; thence Southeasterly to a point on the S. line of said forty which point is 396 feet E. of the point of beginning; thence W. on forty line 396 feet to the point of beginning.

NE 1/4 NE 1/4 of Sec. 8; NW 1/4 NW 1/4 of Sec. 9 all being in Twp. 41 S., R. 10 E.W.M.

The SW 1/4 and the W. 1/2 of the SE 1/4 of Sec. 9, Twp. 41 S., R. 10 E.W.M., together with all water rights appurtenant or to become appurtenant thereto.

The N. 10 feet of the SE 1/4 NE 1/4 of Sec. 8 Twp. 41 S., R. 10 E.W.M.

The N. 10 feet of the SW 1/4 NW 1/4 of Sec. 9 Twp. 41 S., R. 10 E.W.M.

All of the SW 1/4 of the NW 1/4 of Sec. 9, Twp. 41 S. of R. 10 East of the W.M., except the N. 10 feet thereof.

All that portion of the SE 1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, lying and being North of the North boundary line of the right of way of the Great Northern Railway Company, (which right of way is described in instrument of record in Deed Book 95 on page 499) and as said right of way is now located, established and extending over and across the said SE 1/4 of said Section 6, from the East to the West Boundary lines thereof; Excepting rights of way heretofore conveyed to the United States of America; ALSO EXCEPTING THEREFROM, any portion lying within the limits of the County Road along the East one half of said Section 6.

SUBJECT TO: Acreage and use limitation under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith; rights of the public in and to any portion of the above described real property lying within the limits of roads and highways; agreement, including the terms and provisions thereof, recorded July 8, 1968, in Volume M-68 at page 6143.

All of the Southwest Quarter of the Northwest Quarter of Section 9, Township 41 South of Range 10 East of the Willamette Meridian, except the North 10 feet.

All of the Southeast quarter of the Northeast quarter of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, except the North 10 feet, and except approximately one acre in the Southwest corner, more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 of NE 1/4 of said Section 8; thence North on forty line 135 feet to a point; thence east 100 feet to a point; thence Southeasterly to a point on the South line of said forty which point is 396 feet east of the point of beginning; thence west on forty line 396 feet to the point of beginning.

Together with any rights of way or easements for roads or other purposes across said property reserved in that certain contract of sale wherein August L. Andreieu et ux are Vendors and Oscar D. DeNault et ux are Vendees, recorded at Page 346 of Vol 228, Deed Records of Klamath County, Oregon, and that certain contract wherein August L. Andrieu et ux are Vendors and Regis V. Andrieu et ux are Vendees, recorded at Page 338 of Vol. 228, Deed Records of Klamath County, Oregon; EXCEPT, HOWEVER, that grantors herein reserve unto themselves, their heirs, executors, administrators and assigns, all natural rights of drainage, if any they have, across the above-described properties.