



BARGAIN AND SALE DEED--STATUTORY FORM
Individual Grantor

DAVID MASTAGNI and KATHLEEN R. MASTAGNI, Grantor, conveys to FIVE MILE RANCH, LLC, an Oregon limited liability company, Grantee, the following real property situated in Klamath County, Oregon, to wit:

Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. Section 1: Government Lots 1, 2, 3 and 4.

Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 25:	All
Section 26:	All
Section 27:	All
Section 28:	E1/2 SE1/4, E1/2 E1/2 NW1/4 SE1/4, NE1/4 SW1/4 SE1/4
Section 34:	N1/2
Section 35:	All
Section 36:	All

The true consideration for this conveyance is membership interest in limited liability company.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

AFTER RECORDING, RETURN TO AND SEND TAX STATEMENTS TO:

Five Mile Ranch, LLC
3827 Marshall Avenue
Carmichael CA 95608

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 197.352.

David Mastagni
David Mastagni

Kathleen R. Mastagni
Kathleen R. Mastagni

STATE OF CALIFORNIA)
)ss.
County of Sacramento)

On March 2, 2009 before me, Sharon Crotteau, Notary Public, personally appeared DAVID MASTAGNI and KATHLEEN R. MASTAGNI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official sea.

Sharon Crotteau (SEAL)
Notary Public Signature

