

NTC 1396-9771

2009-013286

Klamath County, Oregon



00073862200900132860030039

10/09/2009 03:19:48 PM

Fee: \$47.00

After recording return to:

Randall Moss
Linnea M. Moss
PO Box 1225
Tuolumne, CA 95379

Until a change is requested all tax statements
shall be sent to the following address:
Same as above

BARGAIN & SALE DEED

Kelly Creek Development, LLC, an Oregon limited liability company, Grantor,

conveys and warrants to Moss Ranch, LLC, an Oregon limited liability company, Grantee,

the following described real property:

See Attached Exhibit A

The true consideration for this conveyance is \$2,638,455.78.

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 OF 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 SECTIONS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 1st day of October, 2009.

Kelly Creek Development, LLC

By: Asset Holdings I, LLC, Member

By: [Signature]

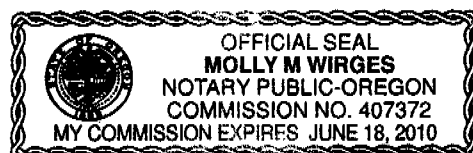
Sanna E. Phinney, President

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON, County of Deschutes ss

This instrument was acknowledged before me on October 1, 2009, by Sanna E. Phinney as President of Asset Holdings I, LLC, Member of Kelly Creek Development, LLC.

[Signature]
Notary Public for Oregon
My commission expires 6/18/10



Admt

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 25: SW1/4 of the SW1/4 of the SE 1/4

Section 36: W1/2 of the NW1/4 of the NE1/4 and the W1/2 of the SW1/4 of the NE1/4

ALSO, that portion of the W1/2 of the NW1/4 of the SE1/4 lying North of West Langell Valley Road.

PARCEL 2:

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 22: S E1/4 SW1/4, W1/2 SE1/4 and SE1/4 SE1/4

EXCEPTING THEREFROM that portion of the NW1/4 SE1/4, and the S1/2 SE1/4 of Section 22, lying North and Easterly of West Langell Valley Road, and being located in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 25: SE1/4 SW1/4, S1/2 SE1/4 and that portion of the SW1/4 SW1/4 lying Southwesterly of the Westerly boundary of the Langell Valley Market Road.

EXCEPTING THEREFROM the SW1/4 of the SW1/4 of the SE1/4.

Section 26: All that portion of the NW1/4 of the NW1/4 lying Westerly from a straight line drawn from a point on the North line of said Section 26, which point is 441.0 feet East of the section corner common to Sections 22, 23, 26 and 27 and to a point on the South line of said NW1/4 of the NW1/4, which point is 252.0 feet East of the Southwest corner of the said NW1/4 of the NW1/4 of said Section 26;

ALSO all that portion of S1/2 of the NW1/4 of Section 26 lying Southwesterly from a line whose course is as follows: Beginning at a point on the South line of the NW1/4 of the NW1/4 of Section 26, which point is 252.0 feet East of the Southwest corner of said NW1/4 of the NW1/4; thence South 86° East 406.0 feet; thence South 34° East, 811.0 feet; thence South 64° East, 407.0 feet; thence South 56° East, 810.0 feet, more or less, to a point on the South line of the SE1/4 of the NW1/4 of Section 26;

ALSO all that portion of the SE1/4 of Section 26, lying Southwesterly of the Westerly boundary of the Langell Valley Market Road;

ALSO SW1/4.

Section 27: S1/2 of the NE1/4, NE1/4 of the SE1/4, that portion of the NE1/4 of the NE1/4 lying South of the Langell Valley Market Road.

Section 35: NE1/2 of the NE1/4.

Section 36: SE1/4, NE1/4, NW1/4 and Government Lots 1 and 4,

EXCEPTING THEREFROM the W1/2 of the NW1/4 of the NE1/4 and the W1/2 of the SW1/4 of the NE1/4 and that portion of the W1/2 of the NW1/4 of the SE1/4 lying North of West Langell Valley Road.

Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 30: Government Lot 4.

Section 31: SW1/4 of the SE1/4, SE1/4 of the SE1/4, NE1/4 of the NW1/4, NE1/4,

EXCEPT 7 acres, more or less, described as follows:

Beginning at the Northeast section corner of Section 31; thence West 360 feet; thence South 822 feet; thence East 360 feet; thence North 822 feet to the point of beginning.

Legal Description Continued

Legal Description

Section 31: NI/2 SE1/4, Government Lot 4,

EXCEPTING 5.85 acres, more or less, lying North of the West Langell Valley Market Road.

Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 1: Government Lots 1,2,5,6 and 7; SE1/4 of the SW1/4, SW1/4 of the NE1/4, W1/2 of the SE1/4.

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 6: That portion of the NI/2 of the NE1/4 lying North of the Bonanza-Langell Valley Highway.