

WC 84748

After recording return to:  
Farm Credit West  
1478 Stone Point Drive, Suite 450  
Roseville, CA 95661

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

PCA Acquired Property, LLC  
1478 Stone Point Drive, Suite 450  
Roseville, CA 95661

2009-015019  
Klamath County, Oregon



00075897200900150190040043

11/23/2009 03:17:36 PM

Fee: \$52.00

**STATUTORY  
BARGAIN AND SALE DEED**

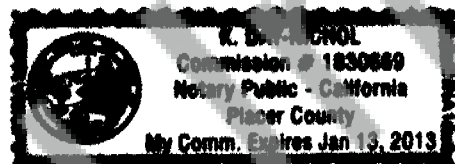
Farm Credit West, PCA, Grantor, conveys to PCA Acquired Property, LLC, a California Limited Liability Company, Grantee, the following described real property situated in **Klamath** County, Oregon, to-wit:

**See attached Exhibit "A"**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, 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.

The true consideration for this conveyance is \$ \*\* (Here comply with the requirements of ORS 93.030).

Dated this November 17<sup>th</sup>, 2009. (\*\* This is a transfer to a subsidiary company)



Mark D. Littlefield  
Farm Credit West, PCA  
Mark D. Littlefield  
Executive Vice President

Chris N. Brumfield  
Farm Credit West, PCA  
Chris N. Brumfield  
Corporate Secretary and General Counsel

STATE OF CALIFORNIA, County of PLACER ss.

This instrument was acknowledge before me on NOV. 17, 2009.

By **Mark D Littlefield** as Executive Vice President of Farm Credit West, PCA.

K. Day-Niehof  
Notary Public for California  
My commission expires JANUARY 13, 2013

STATE OF CALIFORNIA, County of PLACER ss.

This instrument was acknowledge before me on NOV. 17, 2009.

By **Chris N. Brumfield** as Corporate Secretary and General Counsel of Farm Credit West, PCA.

K. Day-Niehof  
Notary Public for California  
My commission expires JANUARY 13, 2013

52 Amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

All of the following real property situated in the County of Klamath and State of Oregon, bounded and described as follows, to wit:

The S1/2 of the NE1/4 and the SE1/4 of Section 30;

The NE1/4 of Section 31;

The SW1/4 of the SW1/4 of Section 29;

The W1/2 of the NW1/4 of Section 32;

ALL in Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; and all that part of the SE1/4 of the NW1/4 and all that part of the SW1/4 of the NE1/4 of Section 32, said Township and Range lying Northerly of and from the Main Public County or Market Road running through Section 32 in a Northeasterly direction, the premises hereby conveyed extending to the center line of said road;

PARCEL 2:

That portion of Section 17, Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a stone marking the corner common to Sections 8, 9, 16 and 17, Township 33 South, Range 7 1/2 East, Willamette Meridian; thence West along the Section line, a distance of 9.78 chains, more or less, to the center of a stream channel known as Anna Creek Slough; thence Southeasterly along the center of the channel of said Anna Creek Slough to a point on the line between said Sections 16 and 17, which is 5.6 chains, more or less, South of the above mentioned corner; thence North 5.6 chains to the point of beginning; being that portion of the NE1/4 of the NE1/4 of Section 17, Township 33 South, Range 7 1/2 East of the Willamette Meridian Lying Northeasterly from Anna Creek Slough;

AND

Lots 1, and 2, the NW1/4 of the SE1/4, the E1/2 of the NW1/4, the NE1/4 of the SW1/4 of Section 16, and W1/2 of the NW1/4 and the NW1/4 of the SW1/4 of Section 16, less that portion described as follows:

Beginning at a point on the line between Sections 16 and 17, Township 33 South, Range 7 1/2 East, Willamette Meridian where a stream known as Anna Creek Slough crosses said section line and which point is 5.6 chains, more or less, South of the Corner of Sections 8, 9, 16 and 17, of said Township and Range; thence south along the section line between said Sections 16 and 17, a distance of 56.25 chains, more or less, to the Northwest corner of the SW1/4 of the SW1/4 of Section 16; thence East along the North line of the SW1/4 of the SW1/4 of said Section 16, a distance of 14.12 chains, more or less, to the center of the channel of Anna Creek Slough; thence Northwesterly along the center of said channel to the point of beginning; being that portion of the West half of the NW1/4 and of the NW1/4 of the SW1/4 of Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, lying Southwesterly from the Anna Creek Slough.

PARCEL 3:

The S1/2 of the SW1/4 and the SW1/4 of the SE1/4 of Section 16; the SW1/4, the N1/2 of the NW1/4, the SW1/4 of the NW1/4, the NW1/4 of the NE1/4 and the E1/2 of the NE1/4, in Section 21; all in Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM: Two acres, more or less, in the SW1/4 SE1/4 of Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of said SW1/4 SE1/4; thence North a distance of 418 feet; thence West a distance of 209 feet; thence South a distance of 418 feet; thence East a distance of 209 feet to the place of beginning, being the same property conveyed to School District No. 7 by Deed recorded March 12, 1888 in Volume 3 at page 497 of Klamath County, Oregon Deed Records.

ALSO EXCEPTING THEREFROM a strip of land 400 feet in width off the East side of the NE1/4 NE1/4, Section 21.

AND EXCEPTING a parcel described as: Beginning at a point 1,180 feet North of the Southeast corner of the NE1/4 of Section 21, Township 33 South, Range 7 1/2 East, Willamette Meridian; thence West 175 feet; thence North 110 feet; thence East 175 feet; thence South 110 feet to the point of beginning.

AND EXCEPTING a parcel described as: Beginning at a point 1,180 feet North of and 175 feet West of the Southeast corner of the NE1/4 of Section 21, Township 33 South, Range 7 1/2 East, Willamette Meridian; thence running West 200.5 feet; thence North 110 feet; thence East 200.5 feet; thence South 110 feet to the point of beginning.

AND EXCEPTING THEREFROM any portion lying within Nicholson Road.

PARCEL 4:

A portion of Lot 4, Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, more particularly described as follows: Commencing at the Southwest corner of said Lot 4; thence East a distance of 210 feet; thence North a distance of 420 feet; thence West 210 feet; thence South 420 feet to the place of beginning, being the same property deeded to the Directors of School District No. 7 by Deed recorded March 12, 1888, in Volume 3, page 495 of Klamath County, Oregon Deed Records.

EXCEPTING THEREFROM any portion lying within Nicholson Road.

AND

A portion of the SW1/4 SE1/4 of Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, more particularly described as follows: Commencing at the Southeast corner of said SW1/4 SE1/4; thence North a distance of 418 feet; thence West a distance of 209 feet; thence South a distance of 418 feet; thence East a distance of 209 feet to the place of beginning, being the same property conveyed to School District No. 7 by Deed recorded March 12, 1888 in Volume 3 at page 497 of Klamath County, Oregon Deed Records.

PARCEL 5:

Parcels 1, 2 and 3 of Land Partition 86-07, including replat of Parcel 1 of Land Partition 15-06, situated in the SW1/4 NE1/4, SE1/4 NW1/4, SE1/4 of Section 21, The W1/2 of Section 22, W1/2 of Section 27 and Section 28, Township 33 South, Range 07 1/2 East, Willamette Meridian, filed April 16, 2009 in Volume 2009-005310, Klamath County, Oregon.

PARCEL 6:

Parcels 1, 2 and 3 of Land Partition 85-07, situated in the SW1/4 SW1/4 of Section 5 and the E1/2 of Section 7 and the W1/2 NW1/4, SW1/4, W1/2 SE1/4 of Section 8 and the W1/2 W1/2 of Section 16 and the N1/2, SE1/4 of Section 17, Township 33 South, Range 07 1/2 East, Willamette Meridian, filed June 1, 2009 in Volume 2009-007539, Klamath County, Oregon.

PARCEL 7:

All that property situate in the County of Klamath, State of Oregon, described as follows:

That portion of the SW1/4 of the SE1/4 of Section 17, Township 33 South, Range 7 ½ East, Willamette Meridian, described as follows: Commencing at the Southwest corner of said SE1/4 of said Section 17 and running North along the half section line 300 feet; thence East, parallel with the South section line 750 feet; thence South, parallel with the first course of this description 300 feet to the South section line; thence Westerly along said line 750 feet to the point of beginning.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of Nicholson Road.

PARCEL 8:

Parcel 2 of Land Partition 15-06, said Land Partition situated in the S1/2 of Section 28, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 9:

Government Lot 6 in Section 27, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial  
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