

MT 89871-KR

BE

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



Gregory B. Bulkley and Jacqueline R Graham

PO Box 46

Bly, OR 97622

Grantor's Name and Address

FIVE MILE RANCH, LLC

3827 Marshall Ave.

Carmichael, CA 95608

Grantee's Name and Address

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

Five Mile Ranch LLC

3827 Marshall Ave.

Carmichael, CA 95608

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

same as above

2011-004623

Klamath County, Oregon



00100207201100046230020028

SPACE RESEF

FOR

04/11/2011 11:17:54 AM

Fee: \$42.00

RECORDER'S

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GREGORY B. BULKLEY AND JACQUELINE R. GRAHAM

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FIVE MILE 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 \$ LOT LINE ADJUSTMENT 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. February 4th

IN WITNESS WHEREOF, the grantor has executed this instrument on January 2011; 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Gregory B. Bulkley

Jacqueline R. Graham

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Feb. 4th 2011, by Gregory B. Bulkley and Jacqueline R. Graham

This instrument was acknowledged before me on _____

by _____

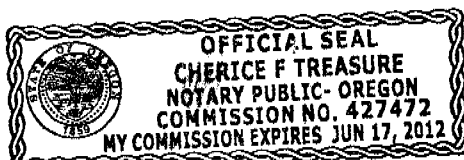
as _____

of _____

Cherice F. Treasure

Notary Public for Oregon

My commission expires 6/17/2012



Descriptions for Property Conveyed by Property Line Adjustment 7-10

Bulkley to Five Mile Ranch

A tract of land situated in Section 1, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows: Beginning at a point marked by a 5/8" iron rod from which the SW corner of Government Lot 4, said Township and Range, bears North 88°49'01" West 479.57 feet; thence North 50°20'02" West 7.86 feet; thence South 89°24'33" East 1566.52 feet; thence North 89°34'21" West 112.54 feet to a 5/8" iron rod; thence North 89°38'56" West 968.02 feet to a 5/8" iron rod; thence North 89°28'43" West 479.87 feet to the point of beginning; containing 0.10 acres.

ALSO INCLUDING the following described tract of land: Beginning at the northeast corner of Section 2, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon said corner being marked by a 3" aluminum cap; thence South 01°11'14" West 926.91 feet; thence North 46°11'26" West 478.28 feet to a 5/8" iron rod; thence North 72°14'05" West 327.28 feet to a 5/8" iron rod; thence North 61°52'23" West 710.62 feet to a 5/8" iron rod; thence South 55°10'12" West 37.20 feet to a 5/8" iron rod; thence North 00°22'46" East 187.22 feet to a 5/8" iron rod; thence South 89°46'32" East 1332.03 feet to the point of beginning; containing 15.06 acres.