

1st Courtself

2011-010021

Klamath County, Oregon



00106861201100100210040045

THIS SPACE

09/01/2011 02:44:21 PM

Fee: \$52.00



After recording return to:

Double J Farms  
552 Via Conchos  
Camarillo, CA 93010

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

Double J Farms, LLC

Same as above

File No.: 7021-SarahW (SFK)

Date: August 31, 2011

### STATUTORY BARGAIN AND SALE DEED

**Yacoubian Ranch, LLC**, Grantor, conveys to **Double J Farms, LLC**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**See Attached Legal Description**

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

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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

First American Title Ins. Co. 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.

APN:

Bargain and Sale Deed  
- continued

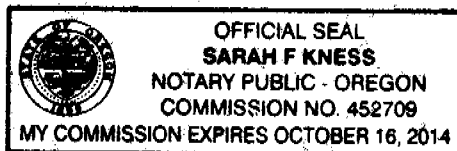
File No.: 7021-SarahW (SFK)  
Date: 08/31/2011

Dated this 31 day of August, 2011.

  
**Martin C. Yacoubian, Jr.**

STATE OF Oregon                    )  
  )ss.  
County of Klamath                 )

This instrument was acknowledged before me on this 31 day of August, 2011  
by **Martin Yacoubian, Jr.**



  
Notary Public for Oregon  
My commission expires: 10/16/2014

**EXHIBIT A****LEGAL DESCRIPTION:****PARCEL 1:**

The East 120 feet of the NE 1/4 NW 1/4 of Section 13, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the right of way of the Bonanza-Malin Highway.

4011-00000-03000

**PARCEL 2:**

Township 40 South, Range 11 East of the Willamette Meridian

Section 13: The W1/2, excepting therefrom the East 120 feet of the NE1/4 NW1/4; Also that portion of the SW1/4 NE1/4 and the W1/2 SE1/4 lying Westerly of new Poe Valley-Malin Highway

4011-00000-3100; 4011-00000-3101

Section 14: NE1/4 NE1/4; S1/2 NE1/4; SE1/4; S1/2 SW1/4;

4011-0000-3200; 4011-00000-3100

Section 23: N1/2 NE1/4; N1/2 NE1/4 NW1/4, excepting therefrom that portion of the SW1/4 NW1/4 NE1/4 lying Southerly of the fence as it exists along the roadway through Section 23, as described by instrument recorded August 6, 1992 in Volume M92 Page 17492, records of Klamath County, Oregon.

4011-00000-3200

Section 24: N1/2 NW1/4; that portion of the NW1/4 NE1/4 and North 180 feet of SW1/4 NE1/4 lying West of the West line of Harpold County Road No. 1097.

4011-2400-00500; 4011-02400-00600; 4011-02400-00700

**PARCEL 3**

A Parcel of land situate in the SW1/4 of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said Section 12; thence North along the Section line a distance of 26 feet to an existing fence line; thence following said fence line in an Easterly direction approximately 1012 feet to its intersection with the Southerly line of Section 12; thence Westerly along said Section line to the point of beginning.

4011-00000-03100

**PARCEL 4**

APN: **104078**

Statutory Warranty Deed  
- continued

File No.: **7021-611981 (SAC)**  
Date: **08/31/2005**

A Parcel of land situate in Section 23, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: That portion of the SE1/4 NE1/4 NW1/4 of said section which lies Northerly of the fence as it exists along the roadway.

4011-00000-03200