

BE

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



Robert Manning

Grantor's Name and Address

JM Agriculture, LLC

Grantee's Name and Address

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

JM Agriculture, LLC
P.O. Box 44, Balaanza Ore 97623

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

Same as above

STATE OF OREGON
2011-012852
Klamath County, Oregon



00110268201100128520010011

SPACE R

FC

RECORD

11/16/2011 03:20:34 PM

Fee: \$37.00

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Robert Manning

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JM Agriculture, LLC

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:

Government Lots 1,2,3, the South 1/2 of the NE 1/4, The SE 1/4 of the NW 1/4, The NE 1/4 of the SW 1/4 lying Northerly of Highway 70 and the NW 1/4 of the SE 1/4 of Section 5, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. More accurately described as: Parcels 1 and 2 of Land Partition 47-07, being Lots 1, 2, 3; the South half of the Northeast Quarter; The Southeast Quarter of the Northwest quarter; the Northeast Quarter of the Southwest quarter lying North of the Highway; and the Northwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

R. M.

AMERITITLE has recorded this instrument by request as an accomodation 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.

(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 \$ Vesting Change. 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.

IN WITNESS WHEREOF, the grantor has executed this instrument on Nov. 16, 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.

Robert Manning

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Nov 16, 2011

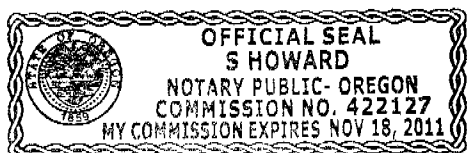
by Robert Manning

This instrument was acknowledged before me on

by

as

of



Howard

Notary Public for Oregon

My commission expires

11-18-11

STAMP