

AND WHEN RECORDED MAIL TO:

DAVID L. GIANELLI, Attorney-at-Law
GIANELLI & ASSOCIATES
A Professional Law Corporation
P. O. Box 3212
Modesto, CA 95353

2012-000771
Klamath County, Oregon



00112994201200007710040044

01/30/2012 08:51:50 AM

Fee: \$52.00

MAIL TAX STATEMENTS TO:

4 Mile and Weed Ranches, LP
A California Limited Partnership
P. O. Box 485
Snelling, CA 95369-0485

BARGAIN AND SALE DEED

LEWIS M. MATHIS, Trustee of THE LEWIS M. MATHIS TRUST
Under instrument dated 12/28/94

GRANTOR, conveys to

4 MILE AND WEED RANCHES, LP
A California Limited Partnership

GRANTEE, the following described real property situate in Klamath County, State of Oregon:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- --- **DEED GIVEN TO FUND LIMITED PARTNERSHIP**

Dated: 12-6, 2011.

THE LEWIS M. MATHIS TRUST under
instrument dated 12/28/94

By: *Lewis M Mathis*
LEWIS M. MATHIS, Trustee

[Notary on following page]

State of California)
County of STANISLAUS)

On December 6, 2011, before me, Mark A. Kleingartner ^{Notary Public}, Notary Public, personally appeared LEWIS M. MATHIS, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the law of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



EXHIBIT "A"
REAL PROPERTY DESCRIPTION

PARCEL A

A tract of land situated in Sections 6, 7, 18, and 19, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner common to Sections 1 and 6, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, as marked by a 1931 G. L. O. brass cap monument; thence North 00 degrees 03' 52" West along the West line of said Section 6, 620 feet, more or less, to the centerline of Seven Mile Canal; thence Easterly along the centerline of said Seven Mile Canal, 310 feet, more or less, thence South 00 degrees 12' 47" West 195 feet, more or less, to a PK nail on a fence post; from which said North 1/16 corner bears South 35 degrees 49' 22" West 516.81 feet; thence South 00 degrees 12' 47" West 287.54 feet to a PK nail on a fence post; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18 degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 53' 47" East generally along an existing fence, 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31, degrees East 75 feet, more or less, to the centerline of the said Seven Mile Canal; thence Southeasterly along the centerline of the said Seven Mile Canal, 1440 feet, more or less, to its intersection with the centerline of the Dixon and McQuiston Center Canal; South 00 degrees 13' 57" East 16.175 feet, more or less, South 23 degrees 53' 22" East 156.11 feet and South 13 degrees 18' 22" West 681.05 feet to its intersection with the centerline of an existing canal; thence North 74 degrees 27' 51" West, along the centerline of said canal, 3243.55 feet to the centerline of Four Mile Canal and being on the East line of that tract of land as described in Deed Volume 331, page 367, Parcel 1, as recorded in the Klamath County deed records; thence North 00 degrees 04' 38" West along the centerline of said Four Mile Canal, 2222.53 feet to the Northeast corner of said Deed Volume 331, page 367, Parcel 1; thence West 98.00 feet to the Northwest corner of said Deed Volume 331, page 367, Parcel 1, on the West line of the Northwest ¼ of said Section 19; thence North 00 degrees 23' 47" East 1557.50 feet to the corner common to Sections 13 and 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and said Sections 18 and 19, as marked by a 1931 G. L. O. brass cap monument; thence North 00 degrees 08' 26" West 2547.24 feet to the ¼ corner common to said Sections 13 and 18, as marked by a 1931 G. L. O. brass cap monument; thence North 00 degrees 04' 44" West 11,466.34 feet the point of beginning with bearings based on survey No. 3146, as recorded in the office of the Klamath County surveyor.

INCLUDING a non-exclusive easement for ingress and egress for irrigation ranching purposes and for the use of scales, shipping corrals, and other livestock gathering facilities and improvements in all land referenced in Warranty Deed dated June 27, 1997, wherein Sanwa Bank California, as Trustee under Trust No. 55233-10-0, Lewis M. Mathis is grantor and Lewis M. Mathis, a married man, as his sole and separate property, is grantee, recorded Vol. M97, Page 22310, Records of Klamath County, Oregon, located on the land therein and herein designated as Parcel "B"; ALL SUBJECT TO THE FOLLOWING PROVISION: Easement holders to bear all costs for the maintenance and improvement in and to the scales, shipping corrals and livestock gathering facilities.

PARCEL B

A tract of land situated in Government Lots 20, 21, 22, and 25 of Section 6, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a PK nail on a fence post from which the North 1/16 corner common to said Section 6 and Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, bears South 35 degrees 49' 22" West 516.81 feet; thence South 00 degrees 12' 47" West 287.54 feet to a PK nail on a fence post; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18 degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 53' 47" East, generally along an existing fence 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31 degrees East 75 feet, more or less, to the centerline of the Seven Mile Canal; thence Northwesterly along the centerline of said Seven Mile Canal to a point that bears North 00 degrees 12' 47" East from the point of beginning; thence South 00 degrees 12' 47" West 195 feet, more or less, to the point of beginning, with bearings based on the West line of said Government Lot 20 as being North 00 degrees 03' 52" West.