

2012-003157

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Peter L. Osborne
Schwabe, Williamson & Wyatt, P.C.
1211 SW Fifth Avenue, Suite 1800
Portland, OR 97204



00115819201200031570040049

03/27/2012 09:27:13 AM

Fee: \$52.00

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO:

Lawrence Jespersen
Edgewood Ranch, Inc.
12941 Swan Lake Road
Klamath Falls, OR 97603

STATUTORY BARGAIN AND SALE DEED

Jespersen-Edgewood, Inc., an Oregon corporation, whose address is 12941 Swan Lake Road, Klamath Falls, OR 97603 ("Grantor"), conveys to Edgewood Ranch, Inc., an Oregon corporation, whose address is 12941 Swan Lake Road, Klamath Falls, OR 97603 ("Grantee"), the real property described on Exhibit A attached hereto, together with appurtenant water rights.

The true consideration for this conveyance consists of value given other than dollars.

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.

[Signatures appear on the following page]

Dated this 23 day of December, 2011.

GRANTOR:

Jespersen-Edgewood, Inc.,
an Oregon corporation

By: 
Its: Authorized Representative

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me this 23 day of December, 2011, by Lawrence Jespersen, the Authorized Representative of Jespersen-Edgewood, Inc., an Oregon corporation, on behalf of the corporation.

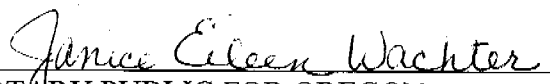

NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/23/14

EXHIBIT A

Property Description

PARCEL 1:

Parcel A:

The NE $\frac{1}{4}$ of Section 32, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel B:

The S $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 21 and S $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 22, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel C:

The NW $\frac{1}{4}$ of Section 28, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel D:

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel E:

The E $\frac{1}{2}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ and that portion of the SE $\frac{1}{4}$ lying Easterly of Edgewood Lane in Section 18, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel F:

The E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel G:

The W $\frac{1}{2}$ and SE $\frac{1}{4}$ and W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8; SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 9; SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 15; all of Sections 16 and 17; E $\frac{1}{2}$ and N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 20; W $\frac{1}{2}$ and N $\frac{1}{2}$ NE $\frac{1}{4}$, Section 21; E $\frac{1}{2}$ and N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22; W $\frac{1}{2}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$, Section 23; SW $\frac{1}{4}$, Section 28, SE $\frac{1}{4}$, Section 29, all in Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel H:

The NE $\frac{1}{4}$ of Section 28 and the NE $\frac{1}{4}$ of Section 29, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel I:

The SW $\frac{1}{4}$ of Section 27, and the SE $\frac{1}{4}$ of Section 28, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over the Westerly 30 feet of the NE ¼ of Section 28, Township 37 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, as granted by instrument recorded April 27, 1994 in Volume M94, Page 12606, Microfilm Records of Klamath County, Oregon.