

2012-003158

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00115820201200031580040044

03/27/2012 09:28:12 AM

Fee: \$52.00

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

Leonard Jespersen
Jespersen Swan Lake, Inc.
12929 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 Jespersen Swan Lake, Inc., an Oregon corporation, whose address is 12929 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:

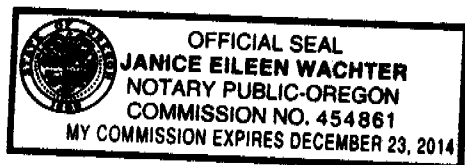
Jespersen-Edgewood, Inc.,
an Oregon corporation

By: [Signature]
Its: Authorized Representative

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
County of Multnomah)

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



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

EXHIBIT A

Property Description

PARCEL 1:

IN TOWNSHIP 37 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON:

- Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 15: NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 23: W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 24: SW $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 25: W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 26: E $\frac{1}{2}$ E $\frac{1}{2}$
- Section 34: NE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 35: NE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 36: All

IN TOWNSHIP 38 SOUTH, RANGE 11 $\frac{1}{2}$ EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON:

- Section 6: Government Lots 4, 5, 6 and 7; SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 7: Government Lots 1, 2, 3 and 4; W $\frac{1}{2}$ E $\frac{1}{2}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$, E $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 8: W $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 17: W $\frac{1}{2}$
- Section 18: Government Lots 1 and 2; NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$
- Section 20: SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 21: S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 27: W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ conveyed to Oregon – California and Eastern Railway Company by deed recorded May 26, 1917 in Book 47 at page 592, Deed Records of Klamath County, Oregon. AND EXCEPTING from the SE $\frac{1}{4}$ SW $\frac{1}{4}$ that portion thereof lying Easterly of the Easterly line of the Oregon – California and Eastern Railway Company right of way.
- Section 28: N $\frac{1}{2}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$
- Section 29: NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 32: NE $\frac{1}{4}$ NW $\frac{1}{4}$, EXCEPTING THEREFROM all that portion lying within the Klamath Falls – Lakeview Highway (Highway 140)

PARCEL 2:

The NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

In Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:
The S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 4; the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 5; the N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and that
portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8 lying East of Swan Lake Road;
the NW $\frac{1}{4}$ and that portion of the SW $\frac{1}{4}$ of Section 9 lying East of Swan Lake Road.