

BL NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2012-006406
Klamath County, Oregon



06/12/2012 11:30:42 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Dan McFarland

Grantor's Name and Address*

Stone House Ranch, LLC

Grantee's Name and Address*

After recording, return to (Name and Address):

Stone House Ranch, LLC

*CO-RO. Ronald Isakson
3815 S. 6th Suite 105 K. Falls Or. 97603*

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

Stone House Ranch, LLC

*CO Ronald Isakson
3815 S. 6th Suite 105 K. Falls Or. 97603*

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dan McFarland

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Stone House Ranch, LLC, an Oregon limited liability company
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 (legal description of property):

See Attached Legal Description

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 \$ equitable value. 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 instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on June 11, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

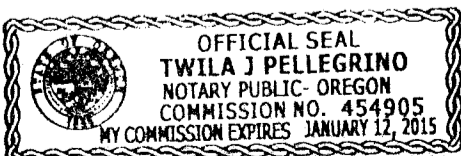
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dan McFarland

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 11, 2012
by Dan McFarland

This instrument was acknowledged before me on
by
as
of



Twila Pellegrino
Notary Public for Oregon
My commission expires 1-12-2015

422121

LEGAL DESCRIPTION

PARCEL 1:

All the following property being in Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Section 10: Government Lot 4, NW1/4 SE1/4, SE1/4 SE1/4

Section 11: Government Lot 1

Section 14: Government Lots 1, 2, 3, 4, 5, 6 and W1/2 SW1/4

Section 15: N1/2 NE1/4, SW1/4 NE1/4, NE1/4 SE1/4, Government Lots 1, 6, 7 and 8

EXCEPTING THEREFROM: Beginning at a 5/8 inch rebar with cap, marking the center 1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said center 1/4 also being the Northwest corner of that parcel of land shown as Parcel 1 on record survey 1571 as filed in the Klamath County Surveyor's Office, Klamath County, Oregon; thence North 20° 05' 27" West 7745.10 feet to a 5/8 inch rebar; said 5/8 inch rebar being the true point of beginning; thence North 17° 08' 43" East to a 5/8 inch rebar; thence South 78° 35' 53" West 704.19 feet to a 5/8 inch rebar; thence South 17° 08' 43" West 704.19 feet to a 5/8 inch rebar; thence North 78° 35' 53" East 704.19 feet to the true point of beginning.

Section 22: Government Lot 9

Section 23: Government Lots 7, 8, 9 and NE1/4 NW1/4; also all those portions of Government Lots 1, 2 and 10 which lie North of the Rock Creek Road and Northwest of the following described line: Beginning at a point in the North boundary of the Rock Creek Road which is South 27° 44' West from the Southeast corner of the SE1/4 NW1/4 of Section 23; thence North 27° 44' East to said Southeast corner of the SE1/4 NW1/4 of said Section 23.

ALSO, all those parts of Government Lots 2 and 5 of Section 15 and Government Lot 1 of Section 22 that lie North and East of the following described line: Beginning at the Northeast corner of Government Lot 3 of said Section 22; thence Northerly along the section line between Sections 22 and 23, 1435 feet to the center of "The Neck"; thence North 38° 51' West along "The Neck" 4145 feet, more or less, to an intersection with the North and South center line of said Section 15; thence Northerly along said center line of Section 15 to the quarter section corner on the North boundary of said Section 15.

EXCEPTING THEREFROM that portion platted by Land Partition 04-08 situated in the NE1/4 of the NW1/4 and the NE1/4 of the SW1/4 of Section 24, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Parcel 1 of Land Partition 04-08 situated in the NE1/4, the NW1/4 and the NE1/4 of the SW1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon Recorded September 9, 2009 in Volume 2009-012057, Microfilm Records of Klamath County, Oregon.