

2012-010174

Klamath County, Oregon

MT013914-10924
AFTER RECORDING RETURN TO:



00124245201200101740040041

09/14/2012 11:01:36 AM

Fee: \$52.00

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

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

Leonard Jespersen
Jespersen Swan Lake, Inc.
19055 Highway 140 E
Klamath Falls, OR 97625-9725

STATUTORY BARGAIN AND SALE DEED

Jespersen Swan Lake, Inc., an Oregon corporation ("Grantor"), conveys to Edgewood Ranch, Inc., an Oregon corporation, and to Jespersen Swan Lake, Inc., an Oregon corporation ("Grantees"), as tenants in common, 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, 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.

[Signatures appear on the following page]

AMERITITLE has recorded this
instrument by request as an accommodation 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.

5200amt.
1 - STATUTORY BARGAIN AND SALE DEED

PDX/113167/179632/PL0/10073224.1

Dated this 11 day of September, 2012.

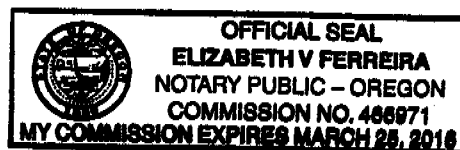
GRANTOR:

Jespersen Swan Lake, Inc.,
an Oregon corporation

By: [Signature]
Its: President

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
County of Klamath)



This instrument was acknowledged before me this 11 day of September, 2012,
by Leonard Jespersen, the President of Jespersen Swan Lake, Inc., an Oregon corporation, on
behalf of the corporation.

Elizabeth V Ferreira
NOTARY PUBLIC FOR OREGON
My Commission Expires: March 25, 2016

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.