

MTT 1394 -10927
AFTER RECORDING RETURN TO:

2012-010175

Klamath County, Oregon



00124246201200101750040047

09/14/2012 11:02:36 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:

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

STATUTORY BARGAIN AND SALE DEED

Edgewood Ranch, 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.

1 - STATUTORY BARGAIN AND SALE DEED

PDX/113167/179632/PLO/10073941.1

52 ALJ

Dated this 11 day of September, 2012.

GRANTOR:

Edgewood Ranch, Inc.,
an Oregon corporation

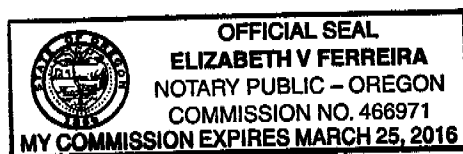
By: [Signature]
Its: President

ACKNOWLEDGMENT

STATE OF OREGON)

) ss.

County of Klamath)



This instrument was acknowledged before me this 11 day of September, 2012, by Lawrence Jespersen, the President of Edgewood Ranch, 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:

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.