

Grantor's Name and Address
TOM AND NELLIE A. DEJONG FIRST
AMENDED FAMILY TRUST
21821 N. Poe Valley Road
Klamath Falls, OR 97603

Grantee's Name and Address
BE ONE, LLC
21821 N. Poe Valley Road
Klamath Falls, OR 97603

After Recording Return to:
BE ONE, LLC
21821 N. Poe Valley Road
Klamath Falls, OR 97603

**Until requested otherwise, send all tax
statements to:**
BE ONE, LLC
21821 N. Poe Valley Road
Klamath Falls, OR 97603

2012-014306
Klamath County, Oregon



12/26/2012 01:39:27 PM

Fee: \$42.00

BARGAIN AND SALE DEED

I, TOM DEJONG, Trustee, and I, NELLIE A. DEJONG, Trustee, of the TOM AND NELLIE A. DEJONG FIRST AMENDED FAMILY TRUST do hereby grant, bargain and convey all right, title and interest to BE ONE, LLC, a Limited Liability Company, the following described real property situate in Klamath County, Oregon, to wit:

SEE ATTACHED EXHIBIT A

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ estate and succession planning. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

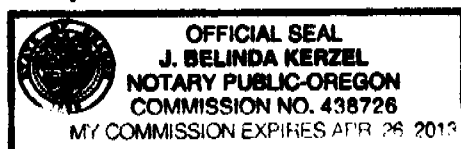
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

DATED this 21 day of December, 2012.

TOM DEJONG, Trustee

STATE OF Oregon, COUNTY OF Klamath ss.

On this day of December, 2012, before me, personally appeared Tom DeJong, and acknowledged the foregoing instrument to be his voluntary act and deed.



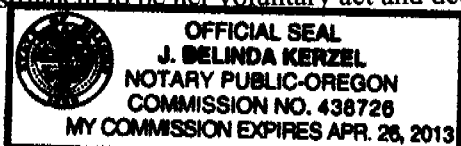
NOTARY PUBLIC
My Commission Expires: 4.26.13

DATED this 21 day of December, 2012.

NELLIE A. DEJONG, Trustee

STATE OF Oregon, COUNTY OF Klamath ss.

On this day of December, 2012, before me, personally appeared Nellie A. DeJong, and acknowledged the foregoing instrument to be her voluntary act and deed.



NOTARY PUBLIC
My Commission Expires: 4.26.13

EXHIBIT A

PARCEL 1:

Parcel 1 of Land Partition 15-08 situated in SE1/4 Section 7, S1/2 Section 8, N1/2 Section 17 and NE1/4 Section 18, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon:
Section 21 and 22:

Beginning at the Northeast corner of the SW1/4 SW1/4 of said Section 22, thence North 89° 46' West along the Northerly boundaries of the said SW1/4 SW1/4 of Section 22, and Government Lot 5 of Section 21, in said Township and Range 2772 feet, more or less, to a point in the right or Northeasterly high water line of Lost River; thence following the said right or Northeasterly high water line of Lost River North 30° 37' East 200.1 feet, thence South 72° 02' East 260.9 feet; thence North 9° 50' East 212.7 feet, thence North 35° 06' West 257.8 feet, thence North 78° 21' West 305 feet, thence North 70° 25' West 209.5 feet, thence North 41° 25' West 254 feet, thence North 76° 01' West 410.2 feet, thence North 83° 12' West 120.5 feet, thence North 12° 16' 1/2' West 183.0 feet, thence North 89° 40' West 254.8 feet, more or less, to the intersection of the said right or Northeasterly high water line with the Westerly boundary of the SE1/4 of said Section 21, said boundary line being marked on the ground by a well established fence, thence North 0° 13' West leaving said high water line and following said boundary line 389.2 feet, more or less, to the Southwesterly corner of that certain piece or parcel of land conveyed to School District No. 47 of Klamath County by F.E. Marsten, et ux, by deed dated January 25, 1918 and recorded in Book 48 page 425, Klamath County Deed Records; thence South 77° 49' East along the Southerly boundary of said tract of land 208.9 feet, more or less, to the Southeasterly corner thereof, thence North 0° 17' East along the Easterly boundary of said tract of land 244.4 feet, more or less, to a point in the center line of the County Road, thence following the said center line of the County Road South 78° 46' East 243.7 feet, thence South 63° 03' East 3266.6 feet, thence North 82° 59' 1/2' East 655.3 feet, more or less, to a point in the line marking the Easterly boundary of the NW1/4 SW1/4 of said Section 22, Township and Range aforesaid, said boundary being marked on the ground by a well established fence, thence South 0° 54' 1/2' West along said boundary line 300.3 feet, more or less, to the point of beginning, being portions of the SW1/4 NE1/4 and Government Lots 3 and 4 of Section 21, and the NW1/4 SW1/4 of Section 22.

Section 21: Government Lot 5, EXCEPTING that part thereof deeded to U.S.A. for river channel improvement by Deed Volume 263 page 21, Records of Klamath County, Oregon.