



01/15/2013 08:16:50 AM

Fee: \$47.00

LYNN R. POPE
21660 Pope Road
Merrill, Oregon 97633

Grantor

POPE RANCH PROPERTIES, LLC
21660 Pope Road
Merrill, Oregon 97633

Grantee

After recording return to:
Guyer Meisner, Attorneys
5895 Jean Road
Lake Oswego, Oregon 97035

Until a change is requested, all tax statements shall be sent to the following address:

POPE RANCH PROPERTIES, LLC
21660 Pope Road
Merrill, Oregon 97633

SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

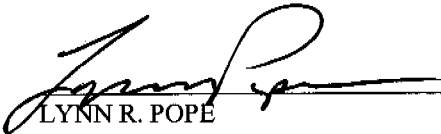
LYNN R. POPE, GRANTOR, conveys to POPE RANCH PROPERTIES, LLC, GRANTEE, his entire interest in and to the following described real property located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT A

THE TRUE CONSIDERATION for this conveyance is ZERO DOLLARS (\$-0-), and other property or value given which constitutes the whole consideration.

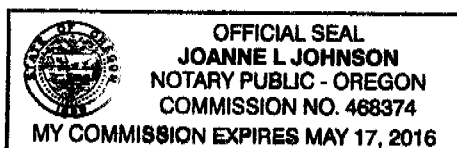
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

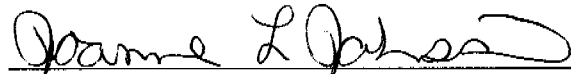
DATED: DECEMBER 26, 2012.


LYNN R. POPE

STATE OF OREGON)
) ss
County of KLAMATH)

Personally appeared LYNN R. POPE and acknowledged the foregoing instrument to be his voluntary act and deed on DECEMBER 26, 2012.




Notary Public for Oregon
My Commission Expires: May 17, 2016

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

Legal Description:

A parcel of land described as follows: Beginning at a point on the west line of the SE ¼ SE ¼ of Section 29, Township 40 South, Range 11 East, said point being North 704 feet, more or less, from the southwest corner of said SE ¼ SE ¼ and being the centerline of the Pope-Flesher Ditch as now located, thence S89° 28' 19" E a distance of 2337.0 feet more or less to a point, which is the true point of beginning, thence continuing S51° 08' 15" E along the centerline of said ditch a distance of 1060.0 feet, more or less, to its intersection with the south line of the SE ¼ SW ¼ of Section 28, thence west to the SW corner of the SE ¼ SW ¼ of Section 28, thence northwesterly to the true point of beginning.

Map Tax Lot No.: 4011-02800-01000-000 Property ID No.: R104657

PARCEL 2

Legal Description:

A tract of land situated in the NW1/4NE1/4 of Section 33, Township 40 South, Range 11 E. W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the brass capped monument marking the North quarter corner of said Section 33; thence S. 89°57'48" E., along the North line of said Section 33, 547.88 feet; thence S. 44°54'52" E. 1097.27 feet to a point on the East line of said NW1/4NE1/4; thence S. 00°03'35" W. 548.60 feet to a 5/8 inch iron pin marking the Southeast corner of said NW1/4NE1/4; thence N. 44°54'52" W. 1872.45 feet to the point of beginning.

Map Tax Lot No.: 4011-03300-00201-000 Property ID No.: R880748

PARCEL 3

Legal Description:

SE1/4 SW1/4 Less that portion lying Southwest of the Great Northern Railway and North of the Klamath Falls-Malin Highway No. 39, SW1/4 SE1/4, NE1/4 SW1/4 S1/2 S1/2 NW1/4 SE1/4, Section 4, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Map Tax Lot No.: 4111-00400-01500-000 Property ID No. R105638
Map Tax Lot No.: 4111-00400-01400-000 Property ID No.: R105656

PARCEL 4

Legal Description:

NE ¼ and Lot 1 of Section 14, T. 41 S., Range 10 E.W. M.

Map Tax Lot No.: 4110-01400-00100-000 Property ID No.: R102043

PARCEL 5

Legal Description:

Beginning on the East and West center line of Section 4, Township 41 South, of Range 11, East of the Willamette Meridian, at a point 640 feet East of the Southwest corner of SE1/4NE1/4 of said section; thence West 640 feet; thence North 500 feet; thence East 360 feet to the irrigation ditch; thence Southeasterly in a straight line, along the irrigation ditch to the point of beginning.

Map Tax Lot No.: 4111-00400-00900-000 Property ID No.: R105629

PARCEL 6

Legal Description:

NW1/4NE1/4 of Section 4, Township 41 South Range 11 East, of the Willamette Meridian.

Map Tax Lot No.: 4111-00400-00200-00 Property ID No.: R105683

PARCEL 7

Legal Description:

E1/2SW1/4, W1/2SE1/4 of Section 33, Township 40 South, Range 11, East of the Willamette Meridian.

Map Tax Lot No.: 4011-03300-01100-000 Property ID No.: R105086

PARCEL 8

Legal Description:

SUB-PARCEL 1

E1/2NW1/4, SW1/4NE1/4 of Section 33, Township 40 South, Range 11, East of the Willamette Meridian, less the following: Parcel 2 of Land Partition 29-03, said Land Partition being situated in the S1/2 S 1/2 of Section 28 and in Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and the NE1/4 of Section 4, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUB-PARCEL 2

A tract of land situated in the NW1/4NE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian and more particularly described as follows:

Beginning at the Northwest corner of the NW1/4NE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian; thence Southeasterly in a direct line to the Southeast corner of said NW1/4NE1/4 of said Section 33; thence West on forty line to the Southwest corner of said NW1/4NE1/4 of said Section 33; thence North on forty line 1,320 feet, more or less, to the point of beginning.

Map Tax Lot No.: 4011-03300-00300-000 Key No.: R105077