



RLF Klamath Properties

619 N. Cascade Avenue, #200

Colorado Springs, CO 80903

Grantor's Name and Address

The Herson Living Trust

2162 Washington Street

Eugene, OR 97405

Grantee's Name and Address

After recording return to:

The Herson Living Trust

2162 Washington Street

Eugene, OR 97405

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

The Herson Living Trust

2162 Washington Street

Eugene, OR 97405

Escrow No. MT96868-CT

Title No. 0096868

BSD r.020212

THIS SPACE RESERVED FOR RECORDER'S USE

2013-006085

Klamath County, Oregon

05/30/2013 11:55:22 AM

Fee: \$42.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

RLF Klamath Properties,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Rick S. Herson and Julia Herson, Trustees of The Herson Living Trust UTD 09/22/2011,

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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Section 19 - NE1/4 SW1/4, SE1/4 SW1/4, Government Lot 4, SW1/4 SE1/4,

EXCEPTING THEREFROM the railroad right of way commonly known as the Weyerhaeuser Company Woods Line Railroad.

All being in Township 33 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$29,000.00.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

424mt

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.

In Witness Whereof, the grantor has executed this instrument this 28 day of May, 2013; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

RLF Klamath Properties, LLC, a Colorado limited liability company

by: Resource Land Fund IV LLC, a Colorado limited liability company, Managing Member

By:

B Joseph Linniger Authorized Representative

State of Colorado
County of El Paso

This instrument was acknowledged before me on May 28, 2013 by B Joseph Linniger, as Authorized Representative for RLF Klamath Properties, LLC, a Colorado limited liability company.

[Signature]
(Notary Public)

My commission expires 5/28/2013



My Comm. Expires January 11, 2015