

THIS SPACE RESERVED FOR RECORDER'S USE

**2013-009554**  
Klamath County, Oregon  
08/20/2013 02:17:20 PM  
Fee: \$52.00

Northwest Farm Credit Services, FLCA

12 SW Nye Avenue

Pendleton, OR 97801

Grantor's Name and Address

GM Gabrych Family Limited Partnership & All  
Real Property, Inc.

1593 S. Rio Verde Lane

Camp Verde, AZ 86322

Grantee's Name and Address

After recording return to:

GM Gabrych Family Limited Partnership & All  
Real Property, Inc.

1593 S. Rio Verde Lane

Camp Verde, AZ 86322

Until a change is requested all tax statements  
shall be sent to the following address:  
SAME AS ABOVE GRANTEE & RETURN TO  
NAME & ADDRESS

Escrow No. MT97347-KR

Title No. 0097347

BSD r.020212

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Northwest Farm Credit Services, FLCA,**

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

**GM Gabrych Family Limited Partnership, a California limited partnership, as to an undivided 43.33% interest and All Real Property, Inc., dba: ARPI, Inc., a Delaware corporation, as to an undivided 56.67% interest**

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 , State of Oregon, described as follows, to wit:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

**SUBJECT TO: 2013-2014 Real Property Taxes, a lien not yet due and payable.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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.

52-ant

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 16 day of **August, 2013**.

X Northwest Farm Credit Services, FLCA

BY: 

Richard Guenther, authorized agent

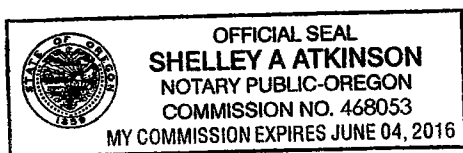
X State of Oregon

County of Wasco

/Richard Guenther, as

/authorized agent for

This instrument was acknowledged before me on **August 16**, 2013 by Northwest Farm Credit Services, FLCA.





(Notary Public for Oregon)

My commission expires June 4, 2016

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**LAKE COUNTY**

In the County of Lake, State of Oregon, as follows:

**Parcel 1**

Parcel 1 of Partition Plat 2008-B-170, located in Sections 19, 20, 21, 28, 29, and 30 of Township 25 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

**Parcel 2**

That portion of Parcel 2 of Partition Plat 2008-B-170, located in Sections 28, 29, 30, 31, 32, 33 and 34 of Section 25 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

**Parcel 3**

That portion of Parcel 2 of Partition Plat 2008-B-170, located in Sections 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24 25 and 26 of Township 26 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

**Parcel 4**

That portion of Parcel 3 of Partition Plat 2008-B-170, located in Sections 22, 23, 25, 26, 27, 34, 35 and 36 of Township 26 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

**Parcel 5**

That portion of Parcel 2 of Partition Plat 2008-B-170, located in Sections 18, 19 and 30 of Township 26 South, Range 13 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

**Parcel 6**

That portion of Parcel 3 of Partition Plat 2008-B-170, located in Section 30 of Township 26 South, Range 13 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

**Parcel 7**

That portion of Parcel 3 of Partition Plat 2008-B-170, located in Sections 1, 2, 3, 11 and 12 of Township 27 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

## **KLAMATH COUNTY**

**Parcel 8**

**Section 36 in Township 25 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**