

1st 2156712-ALF

2013-011799
Klamath County, Oregon
10/18/2013 08:53:45 AM
Fee: \$47.00



After recording return to:
Rosa Group LLC
PO Box 39
Macdoel, CA 96058

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

File No.: 7021-2156712 (ALF)
Date: September 23, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Cross Bros. Farms, Inc. a California Corporation, Grantor, conveys to **Rosa Group LLC**, Grantee,
the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Exhibit "A" for Legal Description

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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.

F.
52.00

APN:

Bargain and Sale Deed
- continued

File No.: 7021-2156712 (ALF)
Date: 09/23/2013

Dated this 17 day of October, 2013

Charles F. Cross
Charles F Cross, owner

Michael R Cross
Michael R Cross, owner

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 17 day of October, 2013
by **Charles F Cross and Michael R Cross by owners of the Cross Bros. Farms, Inc..**

Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-14

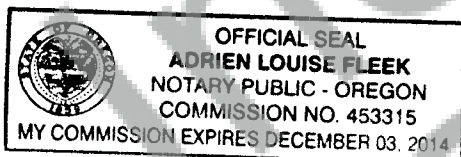


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,516.13 feet and South 0 degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S1/2 of the S1/2 of the N1/2 of the SW1/4 of said Section 11, said point also being the Northwest corner of Tract No. 1026, THE MEADOWS; thence continuing South 00 degrees 27' 05" East along the West line of The Meadows, a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89 degrees 32' 55" West parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence South 00 degrees 27' 05" East a distance of 270.0 feet to a point; thence North 89 degrees 32' 55" East a distance of 110.0 feet, more or less, to the West line of The Meadows; thence North along said West line 270.0 feet, more or less, to the true point of beginning.

PARCEL 2

A parcel of land situate in the SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,356.13 feet and South 0 degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S1/2 of the S1/2 of the N1/2 of the SW1/4 of said Section 11; thence continuing South 0 degrees 27' 05" East parallel to the West line of THE MEADOWS, a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89 degrees 32' 55" West, parallel with the South line of Bristol Avenue a distance of 100.00 feet to a point; thence South 0 degrees 27' 05" East a distance of 150.0 feet to a point; thence North 89 degrees 32' 55" East a distance of 100.0 feet to a point; thence North 0 degrees 27' 05" West 150.0 feet to the true point of beginning.