

2013-012546

Klamath County, Oregon



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11/08/2013 09:17:39 AM

Fee: \$47.00

BARGAIN AND SALE DEED

Grantor Name and Address: Jinho Cho 1300 East Imperial Avenue El Segundo, CA 90245	Grantee Name and Address: Arosi Enterprises, Inc 1300 East Imperial Avenue El Segundo, CA 90245
Until a Change is Requested send all tax statements to: Arosi Enterprises, Inc 1300 East Imperial Avenue El Segundo, CA 90245	After Recording Return To: STARK AND HAMMACK, P.C. 100 East Main Street, Suite M Medford, OR 97501

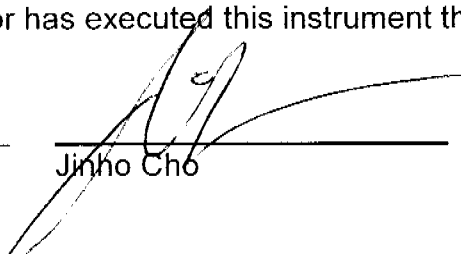
KNOW ALL MEN BY THESE PRESENTS that the undersigned , Jinho Cho, as Grantor, hereby conveys and sets over unto, Arosi Enterprises, Inc, a California Corporation, Grantee, all his right, title and interest in the real property located in Jackson County Oregon described on Exhibit "A", which is attached hereto and by this reference incorporated herein.

The true and actual consideration paid for this transfer, in terms of dollars is \$510,000.00

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 29th day of October, 2013.

STATE OF OREGON)
)ss.
County of Jackson)



Jinho Cho

This instrument was acknowledged before me this 29th day of October, 2013, and, acknowledges the above instrument to be his voluntary act and deed.



Notary Public for Oregon

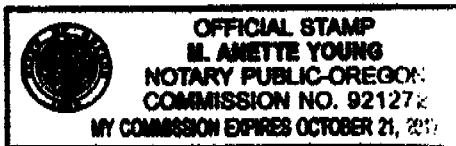


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 NE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the S1/2 NE1/4 of said Section 4, said point being Westerly a distance of 661 feet from the E1/4 corner of said Section 4, as marked by an iron axle (as per recorded survey No. 207); thence Northerly, (North by Deed Volume M67, page 6000, as recorded in the Klamath County Deed Records) at right angles to said South line of the S1/2 NE1/4 300 feet; thence Westerly (West by said Deed Volume M67, page 6000) parallel to said South line of the S1/2 NE1/4, to the thread of Spring Creek (135 feet, more or less to the waters edge by said Deed Volume M67, page 6000); thence Northwesterly along the thread of said Spring Creek, to a point that bears South 36° West from a 5/8 inch iron pin on the Northeasterly bank of said Spring Creek, said iron pin bears North 60° 27' 09" West a distance of 1651.55 feet from the said ¼ corner; thence North 36° East to said 5/8 inch iron pin; thence North 67° 28' 51" East 506.97 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right (radius point bears South 27° 19' 58" East 994.45 feet and central angle = 10° 17' 37") 178.66 feet; thence North 72° 59' 12" East 30.29 feet; thence along a compound curve to the right (radius = 1103.04 feet and central angle = 12° 30' 49") 240.91 feet to a 5/8 inch iron pin; thence continuing along the arc of said curve (radius point bears South 04° 29' 59" East 3002.00 feet and central angle = 05° 25' 28") 284.22 feet; thence South 89° 04' 31" East 262.23 feet to the East line of the said NE1/4 as established by said survey No. 207; thence South 00° 24' 23" West along said East line 295.40 feet, more or less, to the Westerly right of way line of U.S. Highway 97 (Dalles - California Highway); thence Southwesterly along said Westerly right of way line, to the South line of the NE1/4 of said Section 4; thence Westerly to the point of beginning.