



EDGEWOOD RANCH, INC.,  
12941 SWAN LAKE RD  
KLAMATH FALLS, OR 97603

Grantor's Name and Address

EDGEWOOD RANCH, INC.  
12941 SWAN LAKE RD.  
KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:  
EDGEWOOD RANCH, INC.  
12941 SWAN LAKE RD.  
KLAMATH FALLS, OR 97603

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

EDGEWOOD RANCH, INC.  
12941 SWAN LAKE RD.  
KLAMATH FALLS, OR 97603

Escrow No. MT98167-CT  
Title No. 0098167  
BSD r.020212

THIS SPACE RES

2013-013320  
Klamath County, Oregon



00145762201300133200030037

12/03/2013 11:47:58 AM

Fee: \$47.00

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**EDGEWOOD RANCH, INC., AN OREGON CORPORATION AND JESPERSEN SWAN LAKE, INC.,  
AN OREGON CORPORATION, AS TENANTS IN COMMON,**

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

**EDGEWOOD RANCH, INC., an Oregon Corporation,**

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:

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

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.

47.000 AL

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 12 day of November, 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.

~~Edgewood Ranch, Inc., an Oregon Corporation~~

Lawrence C. Jespersen Jr., President

Jespersen Swan Lake, Inc. an Oregon Corporation

Leonard K. Jespersen, President

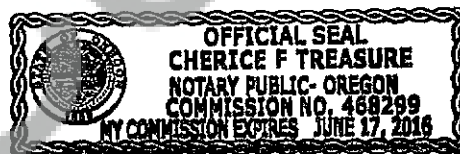
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 13, 2013 by Leonard K. Jespersen, President for Jespersen Swan Lake, Inc. an Oregon Corporation.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 12, 2013 by Lawrence C. Jespersen Jr., President for Edgewood Ranch, Inc., an Oregon Corporation.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2013



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Parcel 1 of Land Partition 05-13, a replat of Parcel 1 of LP 16-121 situated in Sections 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 34 and 35 of Township 37 south Range 10 East of the Willamette Meridian, Klamath county, Oregon being recorded on June 3, 2013 in 2013-006214, Records of Klamath County, Oregon.

**Parcel 2:**

The NE1/4 of Section 32, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 3:**

The NE1/4 of Section 28 and the NE1/4 of Section 29, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 4:**

The SW1/4 of Section 27 and the SE1/4 of Section 28, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Together with an easement for ingress and egress over the Westerly 30 feet of the NE1/4 of Section 28, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as granted by instrument recorded April 27, 1994 in Volume M94, Page 12606, Microfilm Records of Klamath County, Oregon.

A handwritten signature, possibly "P. J. [unclear]", is written above a circled "X" and the number "1".