



THIS SPACE RESERVED FOR RECORDER'S USE

Wilmer E. Hammerich, Jr.
18419 W. Langell Valley Road
Bonanza, OR 97623

Grantor's Name and Address

Wilmer E. Hammerich Jr. and Kimberly D. Hammerich
18425 W Langell Valley Road
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:
Wilmer E. Hammerich Jr. and Kimberly D. Hammerich
18425 W Langell Valley Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Wilmer E. Hammerich Jr. and Kimberly D. Hammerich
18425 W Langell Valley Road
Bonanza, OR 97623

File No. 63058AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Wilmer E. Hammerich Jr., as to an undivided 0.635 interest

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

Wilmer E. Hammerich Jr. and Kimberly D. Hammerich, as Tenants by the Entirety,

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 any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$1,250,000.00**.

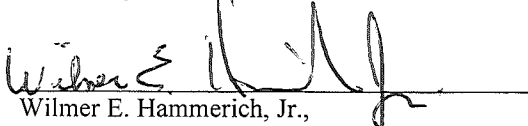
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.


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 October, 2015; 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.


Wilmer E. Hammerich, Jr.,

State of Oregon } ss
County of Klamath }

On this 28 day of October, 2015, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Wilmer E. Hammerich Jr., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 6/17/2016

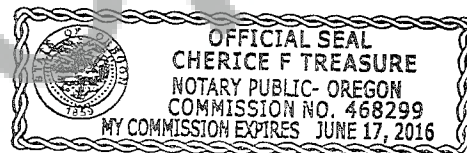


Exhibit "A"

Parcel No. 1:

Lot 1, S1/2NE1/4, the North 678 feet of the N1/2SE1/4 and the portions of Lots 2 and 3 lying Southeasterly of the Langell Valley Irrigation District Canal in Section 1, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Parcel No. 2:

The Southeast quarter of Section 36, Township 40 South, Range 13 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM, that portion conveyed to Klamath County by Deed recorded October 3, 1952 in Volume 256, page 131 and recorded November 18, 1957 in Volume 295-514 and Volume 395-519, records of Klamath County, Oregon.

Parcel No. 3:

The E1/2SE1/4 of Section 35, Township 40 South, Range 13 East of the Willamette Meridian, EXCEPT the portion lying within the right of way of the County Road.

Parcel No. 4:

S1/2 of Section 25; N1/2 of Section 36; S1/2SE1/4 of Section 26; N1/2NE1/4 of Section 35; and a tract in the Northwest corner of the NW1/4SW1/4 of Section 36, more particularly described as follows: Commencing at the Northwest corner of the SW1/4 of Section 36; thence South 163 feet; thence East 534.48 feet; thence North 163 feet; thence West along the existing fence 534.48 feet to the point of beginning, all in Township 40 South, Range 13 East of the Willamette Meridian; EXCEPTING that portion conveyed to the United States of America by deed recorded March 29, 1952, in Volume 253 at page 670, Deed Records of Klamath County, Oregon.