

After recording return to:

Plum Ridge Farms, LLC  
5817 Havencrest Drive  
Klamath Falls, OR 97603

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

Plum Ridge Farms, LLC  
5817 Havencrest Drive  
Klamath Falls, OR 97603

2016-002742

Klamath County, Oregon



00183775201600027420020021

03/15/2016 09:38:35 AM

Fee: \$47.00

**STATUTORY  
BARGAIN AND SALE DEED**


Thomas R. Bocchi and Jenise M. Bocchi, husband and wife, Grantor, conveys to, Plum Ridge Farms, LLC, an Oregon limited liability company, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

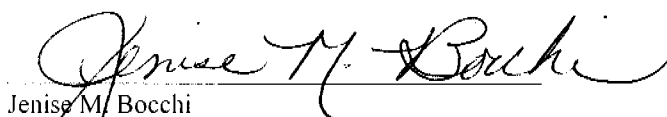
See Exhibit "A" attached hereto and made a part hereof.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

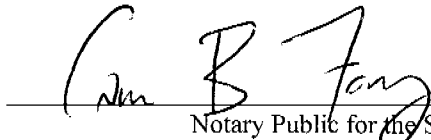
Dated this 14<sup>th</sup> day of March, 2016.

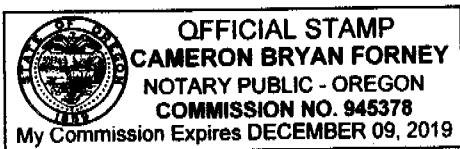
  
Thomas R. Bocchi

  
Jenise M. Bocchi

STATE OF OREGON        }  
County of Klamath       } ss

This instrument was acknowledged before me on this 14<sup>th</sup> day of March, 2016  
by Thomas R. Bocchi and Jenise M. Bocchi.

  
Notary Public for the State of Oregon



My commission expires: 12/9/19

"Exhibit A"

**PARCEL 1:**

Lots 1 through 8 inclusive, Block 41, TOGETHER WITH the Southerly 1/2 of vacated Park Street adjacent to said Lot 1 in EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**PARCEL 2:**

Lot 9, Block 46, EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**PARCEL 3:**

Lots 3, 12, and 13, Block 4, FIRST ADDITION TO EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**PARCEL 4:**

Blocks 30 and 37, EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**PARCEL 5:**

(Parcel A)

The S1/2 SE1/4 of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. BUT EXCEPTING THEREFROM:

Lots 3, 5, 6, 7, 8, 9, 10, 12 and 13, Block 4, and all streets not vacated in FIRST ADDITION TO EAST KLAMATH FALLS.

(Parcel B)

The NE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. BUT EXCEPTING THEREFROM:

Lots 3, 4, 13 and 14, Block 19, EAST KLAMATH FALLS; Blocks 16 and 33 and one-half vacated streets adjoining; Lots 1, 2, 3, 4, 5, 12, 13, 14, 15, and 16, Block 34, EAST KLAMATH FALLS; Lots 1, 2 and 3, Block 35, EAST KLAMATH FALLS; Block 39; and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 41; Lot 9, Block 46, EAST KLAMATH FALLS; Lots 5, 6, 7, 8 and 9, Block 65; Lots 4, 5 and 6, Block 66, EAST KLAMATH FALLS; Lot 8, Block 29 and one-half of vacated streets adjoining in EAST KLAMATH FALLS; Blocks 30 and 37 in EAST KLAMATH FALLS, ALSO EXCEPTING all streets not vacated in EAST KLAMATH FALLS.

ALSO EXCEPTING a parcel described in Deed Volume 340 at Page 169, Records of Klamath County, Oregon, sold to the City of Klamath Falls, as follows:

A portion of the N1/2 NE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, and more particularly described as follows, to-wit:

Beginning at a point on the South line of NE1/4 NE1/4 of said Section 28, which is North 30°26'58" West a distance of 1529.48 feet and West a distance of 310.0 feet from the iron pipe marking the East quarter corner of said Section 28; thence from said beginning point North 57°30' West a distance of 450.0 feet to a point; thence North 32°30' East a distance of 484.0 feet to a point; thence South 57°30' East a distance of 450.0 feet to a point; thence South 32°30' West a distance of 484.0 feet, more or less, to the point of beginning.

ALSO EXCEPTING the S1/2 SW1/4 NE1/4 of said Section 28.

(Parcel C)

Those parts of the NW1/4 NW1/4 and SW1/4 NW1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of Old Fort Road. BUT EXCEPTING THEREFROM:

That portion platted to VISTA GARDENS.

ALSO EXCEPTING the Tract conveyed to Clarence C. Hard and Merle I. Hard, husband and wife, in Deed Volume 359 at Page 178, Records of Klamath County, Oregon.

**PARCEL 6:**

An undivided 1/2 interest in the following described property:

The SE1/4 SW1/4 of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

A portion of the NE1/4 NW1/4 and SE1/4 NW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of a tract of land conveyed to Alfred Collier by Deed recorded in Deed Volume 176 at Page 371, said point being North 68°46' East 310 feet from the Northeast corner of Block 42, HILLSIDE ADDITION; thence North 21°14' West 1360.9 feet to a point; thence North 80.6 feet to a point; thence South 68°46' West 250 feet to a point which is the Northeasterly corner of Block 37, said Hillside Addition; thence North along the East boundary of Blocks 15 and 16 and being the East boundary of Hillside Addition, 801.6 feet, more or less, to the Northwest corner of the NE1/4 NW1/4 of said Section 28; thence East 1320 feet, more or less, to the Northeast corner of the NE1/4 NW1/4 of said Section 28; thence South along the East boundary of the NE1/4 NW1/4 and SE1/4 NW1/4 of said Section 28 to a point North 68°46' East of the point of beginning; thence South 68°46' West to the point of beginning.

**PARCEL 7:**

Parcel 2 of Land Partition 100-06, situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 8:**

A tract of land situated in the NW1/4 NW1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said NW1/4 NW1/4; thence South 57°37'51" West 340.89 feet; thence South 32°22'09" East 293.91 feet, more or less, to the Westerly right-of-way line of Old Fort Road; thence North 16°51'50" East 450.10 feet to the point of beginning, with bearings based on solar observations.

SAVING AND EXCEPTING: any portion lying within the right of way of Old Fort Road.