After recording, return to: Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601 Send tax statements to: Sprague River Properties, LLC 21910 Sprague River Road

Chiloquin, OR 97624

Klamath County, Oregon

04/19/2016 01:43:38 PM

2016-003946

Fee: \$47.00

BARGAIN AND SALE DEED

Jean H. Richardson, Trustee of the Survivor's Trust u/t/o the Richardson Family Trust dated July 29, 1992, also known as the Survivor's Trust u/t/o Richardson Family Trust as amended July 22, 2010, as Grantor, conveys to Sprague River Properties, LLC, an Oregon limited liability company, as Grantee, all the Trustee's interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

DATED this 5th day of April, 2016.

Jean H. Richardson, as Trustee of the Survivor's Trust u/t/o the Richardson Family Trust dated July 29, 1992 (Grantor)

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)	
)	SS.
County of Contra Costa)	

On this 5th day of April, 2016, before me, Cheryl A. Warren, Notary Public, personally appeared Jean H. Richardson, Trustee of the Survivor's Trust u/t/o the Richardson Family Trust dated July 29, 1992, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that, by her signature on the instrument, is the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Exhibit A

The tracts of land situated in Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North-South centerline of said Section 3 and the Southerly right of way line of the Sprague River Highway; thence South along said centerline of Section 3 a distance of 220 feet, more or less, to the center one-fourth corner of said Section 3; thence West along the East-West centerline of said Section 3 to the Northwest corner of the E1/2 NW1/4 SW1/4 of said Section 3; thence South along the West line of the E½ NW¼ SW¼ of said Section 3 to the South-West corner of the E½ NW¼ SW¼ of said Section 3; thence South 57° 30' East a distance of 1350 feet; thence North 37° 30' East a distance of 880 feet; more or less, to a point that is 307 feet Westerly from measured at right angles to the North-South centerline of said Section 3; thence North parallel with and 307 feet Westerly from the North-South centerline of said Section 3 to a point that is 40 feet Southerly from measured at right angles to the East-West centerline of said Section 3; thence East parallel with and 40 feet Southerly from the East-West centerline of said Section 3 to the North-South centerline of said Section 3; thence Northeasterly to a point on the Southerly right of way line of the Sprague River Highway; said point being 200 feet Southeasterly from the point of beginning; thence Northwesterly along the Southerly right of way of said Highway a distance of 200 feet to the point of beginning; excepting therefrom the NE1/4 of the NW14 of the SW14 and the NW14 of the NE14 of the SW14 of Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.