

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

BOUTIN JONES INC.  
Attorneys at Law  
555 Capitol Mall, Suite 1500  
Sacramento, CA 95814  
Attention: Andrea Bacchi, Esq.

**MAIL TAX BILLS TO:**

Nikki Bari  
4665 Castana Drive  
Cameron Park, CA 95682

**WARRANTY DEED**

BRUSH CREEK CO., a California general partnership ("Grantor"), does hereby convey to NIKKI BARI ("Grantee"), all of the Grantors' interest in that certain real property, situated in Klamath County, State of Oregon, described as follows:

For legal description, see Exhibit "A" attached hereto and incorporated herein by this reference.

Tax Parcel Numbers: R76955, R76964, R76973, R76991, R77491, R738982,  
R846188

The property is free from encumbrances, except current taxes and other assessments, reservations, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The true consideration for this transfer is \$4,187,426.00.

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.

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

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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 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: 4.21.16, 2016.

BRUSH CREEK CO., a California general partnership

By: CW Bacchi  
Charles William Bacchi, General Partner

By: Cheri Bacchi Little  
Cheri Bacchi Little, General Partner

By: Henry F. Bacchi  
Henry F. Bacchi, General Partner

By: CW Bacchi, Attorney-in-Fact  
Charles William Bacchi,  
Attorney-in-Fact

## ACKNOWLEDGMENT

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 )

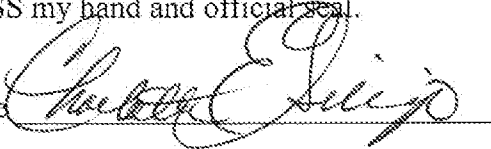
County of Sacramento )

On April 21, 2016 before me, Charlotte E. Siligo  
Notary Public, personally appeared CHARLES WILLIAM BACCHI, 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

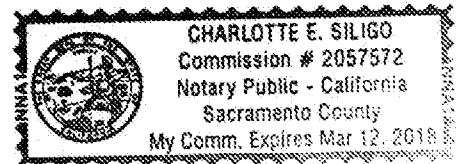
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



## ACKNOWLEDGMENT

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 )

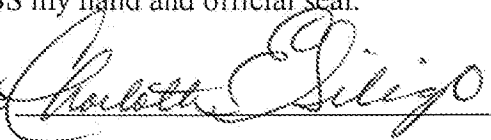
County of Sacramento )

On April 21, 2016 before me, Charlotte E. Siligo  
Notary Public, personally appeared CHERI BACCHI LITTLE, 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 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.

WITNESS my hand and official seal.

Signature



(Seal)

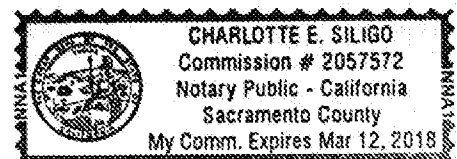


EXHIBIT A  
LEGAL DESCRIPTION

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A TRACT OF LAND SITUATED IN TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST SECTION LINE OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, AND THE CENTERLINE OF THE SEVEN MILE CANAL, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHWEST ALONG SAID CENTER LINE TO ITS INTERSECTION WITH THE TOWNSHIP LINE BETWEEN TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN AND TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH ALONG SAID TOWNSHIP TO THE NORTH LINE OF PARCEL 1 OF PROPERTY DESCRIBED IN DEED RECORDED AUGUST 02, 1961 IN VOLUME 331, PAGE 367, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE EAST 98 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF PROPERTY DESCRIBED IN DEED VOLUME 331, PAGE 367; THENCE SOUTH ALONG THE EAST LINE OF SAID DEED TO THE NORTH LINE OF PARCEL 2 OF THE PROPERTY DESCRIBED IN DEED RECORDED AUGUST 02, 1961 IN VOLUME 331, PAGE 367, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF PARCEL 2 OF SAID DEED TO ITS INTERSECTION WITH THE EAST LINE OF THE SECTION LINE COMMON TO SECTIONS 19 AND 30; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION LINE TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN THE DEED RECORDED JUNE 05, 1958 IN VOLUME 299, PAGE 646, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE WEST ALONG THE SOUTH LINE OF THE REAL PROPERTY DESCRIBED IN SAID DEED TO THE CENTER LINE OF THE DIXON MCQUISTON CANAL; THENCE NORTH ALONG THE CENTER OF SAID CANAL TO THE NORTHWEST CORNER OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED MAY 17, 1956 VOLUME 283, PAGE 212, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF THE REAL PROPERTY DESCRIBED IN SAID DEED TO THE EAST LINE OF SECTION 7; THENCE NORTH ALONG THE EAST LINE OF SECTIONS 7 AND 6 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN, AND SAID SECTIONS 18 AND 19, AS MARKED BY A 1931 G.L.O. BRASS CAP MONUMENT; THENCE SOUTH 00° 23' 47" WEST ALONG THE WEST LINE OF SAID SECTION 19, 1557.50 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED VOLUME 331, PAGE 367 OF THE SAID KLAMATH COUNTY DEED RECORDS; THENCE EAST 98.00 FEET TO THE NORTHEAST CORNER OF SAID DEED VOLUME 331, PAGE 367 AND BEING THE CENTERLINE OF FOUR MILE CANAL; THENCE SOUTH 00° 04' 38" EAST ALONG THE EAST LINE OF SAID DEED VOLUME 331 PAGE 367, TO THE INTERSECTION OF THE CENTERLINES OF FOUR MILE CANAL AND AN EXISTING CANAL, SAID INTERSECTION BEING THE TRUE POINT OF THE BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 74° 27' 51" EAST ALONG THE CENTERLINE OF SAID CANAL, 3243.55 FEET, TO ITS INTERSECTION WITH THE CENTERLINE OF THE DIXON AND MCQUISTON CANAL; THENCE, ALONG THE CENTERLINE OF SAID DIXON AND MCQUISTON CENTER CANAL, NORTH 13° 18' 22" EAST 681.05 FEET, NORTH 23° 53' 22" WEST 156.11 FEET AND NORTH 00° 13' 57" WEST 16,175 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF THE SEVEN MILE CANAL, WITH BEARINGS BASED ON SURVEY NO. 3146, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR. THE REMAINING TRACT CONTAINING 1100 ACRES, MORE OR LESS.

PARCEL 2:

A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SECTION 20 AND THE NORTH LINE OF PROPERTY DESCRIBED IN DEED VOLUME 331, PAGE 367, RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 88° 57' EAST ALONG SAID NORTH LINE A DISTANCE OF 4,700 FEET TO A POINT; THENCE NORTH A DISTANCE OF 200 FEET TO A POINT; THENCE WEST TO A POINT ON THE CENTERLINE OF A CANAL RUNNING SOUTHWESTERLY THROUGH SECTION 20; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF CANAL TO THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 2250 FEET, MORE OR LESS, ALONG SAID WEST LINE OF SECTION 20 TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND SITUATE IN SECTIONS 7 AND 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE DIXON AND MCQUISTON CENTER CANAL, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, FROM WHICH THE SECTION CORNER AT THE SOUTHEASTERLY CORNER OF SECTION 1, TOWNSHIP 34 SOUTH OF THE RANGE 6 EAST WILLAMETTE MERIDIAN, AS ESTABLISHED BY NORMAN D. PRICE, U.S. CADASTRAL ENGINEER, BETWEEN OCTOBER 31, 1930 AND JUNE 22, 1931, BEARS NORTH 0° 04' WEST, ALONG SAID CENTER LINE OF THE CENTER CANAL 4246.0 FEET, TO A POINT IN THE CENTER LINE OF THE SEVEN MILE CANAL, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, AND SOUTH 56° 11' WEST 3923.8 FEET TO SAID CORNER, AND RUNNING FROM SAID POINT OF BEGINNING EAST 2006.0 FEET, MORE OR LESS, TO A POINT IN THE SECTION LINE MARKING THE EASTERLY BOUNDARY OF THE SAID SECTION 7, 1796.6 FEET SOUTHERLY FROM THE CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 0° 01' 1/2" WEST ALONG SAID SECTION LINE 3441.4 FEET, MORE OR LESS, TO THE SECTION CORNER COMMONS TO SECTION 7, 8, 17 AND 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 0° 18 1/2' WEST, ALONG THE SECTION LINE MARKING THE EASTERLY BOUNDARY OF THE SAID SECTION 18, 37.6 FEET; THENCE WEST 2000.3 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE SAID DIXON AND MCQUISTON CENTER CANAL; THENCE NORTH 0° 04' WEST, ALONG THE CANAL CENTER LINE 3479.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE CENTER LINE OF THE DIXON AND MCQUISTON CENTER CANAL, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, FROM WHICH THE SECTION CORNER AT THE SOUTHEASTERLY CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN, AS ESTABLISHED BY NORMAN D. PRICE, U.S. CADASTRAL ENGINEER, BETWEEN OCTOBER 31, 1930, AND JUNE 22 1931, BEARS NORTH 0° 04' WEST ALONG SAID CENTER LINE OF CENTER CANAL, 7755.0 FEET TO A POINT IN THE CENTER LINE OF THE SEVEN MILE CANAL AS THE SAME IS NOW LOCATED AND CONSTRUCTED, AND SOUTH 56° 11' WEST 3923.8 FEET TO A SAID CORNER, AND RUNNING FROM SAID POINT OF BEGINNING EAST 2000.3 FEET, MORE OR LESS, TO A POINT IN THE SECTION LINE MARKING THE EASTERLY BOUNDARY OF SAID SECTION 18, 37.6 FEET SOUTHERLY FROM THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17, AND 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 0° 18 1/2' WEST ALONG THE SAID SECTION LINE 3504.5 FEET; THENCE WEST 1977.3 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE

SAID DIXON AND MCQUISTON CENTER CANAL; THENCE NORTH 0° 04' WEST ALONG THE CANAL CENTER LINE 3504.4 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

PARCEL 5:

A TRACT OF LAND SITUATED IN GOVERNMENT LOTS 20, 21, 22 AND 25 OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL ON A FENCE POST FROM WHICH THE NORTH 1/16 CORNER COMMON TO SAID SECTION 6 AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON, BEARS SOUTH 35° 49' 22" WEST 516.81 FEET; THENCE SOUTH 00° 12' 47" WEST 287.54 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 01° 02' 38" EAST 120.71 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 02° 26' 25" WEST 287.52 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 18° 02' 14" EAST 1131.66 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 83° 43' 23" EAST 48.62 FEET TO A PK NAIL ON A FENCE POST; THENCE NORTH 83° 31' 40" EAST 16.38 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 43° 54' 16" EAST 58.37 FEET TO A PK NAIL ON A FENCE POST; THENCE NORTH 73° 09' 13" EAST 629.63 FEET TO A PK NAIL ON A FENCE POST; THENCE NORTH 71° 53' 47" EAST, GENERALLY ALONG AN EXISTING FENCE 709.12 FEET TO A 5/8 INCH IRON PIN ON THE NORTHEAST SIDE OF A FENCE CORNER; THENCE NORTH 31° EAST 75 FEET, MORE OR LESS, TO THE CENTERLINE OF THE SEVEN MILE CANAL; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID SEVEN MILE CANAL TO A POINT THAT BEARS NORTH 00° 12' 47" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00° 12' 47" WEST 195 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 6:

ALL THAT PROPERTY IN SECTIONS 29 AND 30, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, LYING NORTH OF THE FOLLOWING-DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FOUR MILE CANAL AND A LINE 8.0 FEET NORTH OF THE NORTHERLY BANK OF AN EAST-WEST CANAL FROM WHICH A 1 INCH IRON PIPE WITH A 2 INCH BRONZE CAP (SET BY M.D. PRICE IN 1931) MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 24, 25 AND 30, TOWNSHIP 35 SOUTH, RANGE 6 AND 7 1/2 EAST WILLAMETTE MERIDIAN, BEARS NORTH 31° 35' 07" WEST - 245.82 FEET, MORE OR LESS; THENCE EASTERLY ALONG A LINE 8.0 FEET NORTH OF THE NORTHERLY BANK OF SAID EAST-WEST CANAL THROUGH SECTIONS 29 AND 30 TO THE EASTERLY BOUNDARY OF "PARCEL 2" DESCRIBED IN VOLUME 242, PAGE 532 OF THE KLAMATH COUNTY DEED RECORDS.

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