

**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: R72646, R72664, M36525

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 \$683,125.00.

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: 4/2/16, 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.

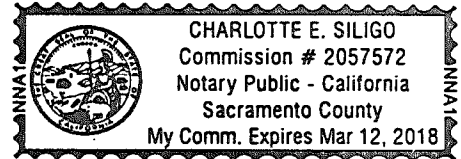
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Charlotte E. Siligo

(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.

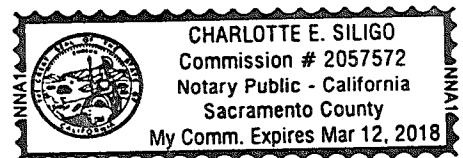
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Charlotte E. Siligo

(Seal)



Warranty Deed - (Upper Ranch - Oregon Property)
Acknowledgment

EXHIBIT A
LEGAL DESCRIPTION

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

THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LESS 0.56 ACRE ROAD, AND LESS THE WESTERLY PORTION AS DESCRIBED IN DEED VOLUME M71 PAGE 3664, DEED RECORDS OF KLAMATH COUNTY, OREGON. ALSO LOTS 1, 2, 3, 8 AND 9, LESS THAT PORTION OF LOTS 2 AND 3 LYING WEST OF THE CENTERLINE OF THE CHANNEL OF SEVEN MILE CREEK, ALL IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. ALSO, ALL THAT PORTION OF LOTS 7 AND 10 OF SAID SECTION 1, LYING EAST OF SAID SEVEN MILE CREEK AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID LOT 7, 17.40 CHAINS, MORE OR LESS, TO THE CENTERLINE OF SAID SEVEN MILE CREEK; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID SEVEN MILE CREEK AS FOLLOWS; SOUTH 34° 35' EAST, 1.50 CHAINS; SOUTH 15°58' WEST, 4.60 CHAINS; SOUTH 34°39' EAST 4.48 CHAINS; SOUTH 22°46' WEST 4.60 CHAINS; SOUTH 28°01' EAST 6.51 CHAINS; SOUTH 03°33 WEST 3.00 CHAINS; SOUTH 27°48' EAST 3.26 CHAINS; SOUTH 45°10 EAST 5.77 CHAINS; SOUTH 58°30' EAST 5.80 CHAINS; SOUTH 29°02'30" EAST 4.04 CHAINS; NORTH 61°10' EAST 1.70 CHAINS TO THE EAST LINE OF SAID LOT 10; THENCE NORTH 00°07' EAST ALONG THE EAST LINE OF SAID LOTS 10 AND 7, 35.08 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCLUDING AND EXCEPTING THEREFROM

BEGINNING AT A 1/2 INCH IRON PIN ON THE EAST LINE OF SAID SECTION 1 FROM WHICH THE NORTHEAST CLOSING CORNER OF SAID SECTION 1, AS MARKED BY A 1931 G.L.O. BRASS CAP MONUMENT, BEARS NORTH 00°03'52" WEST 329.90 FEET; THENCE SOUTH 88°21'24" WEST 108.64 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 00°21'23" EAST 127.40 FEET TO A 1/2 INCH IRON PIN ON THE NORTHERLY EDGE OF AN EXISTING FENCE; THENCE NORTH 86°02'20" EAST ALONG SAID NORTHERLY EDGE OF FENCE, 19.96 FEET TO A 1/2 INCH IRON PIN BY THE WEST WALL OF AN EXISTING BARN; THENCE SOUTH 00°20'19" EAST 61.99 FEET TO A 1/2 INCH IRON PIN ON THE SOUTHERLY EDGE OF AN EXISTING FENCE; THENCE SOUTH 88°46'32" EAST ALONG SAID SOUTHERLY EDGE OF FENCE 44.40 FEET TO A 1/2 INCH IRON PIN ON THE SOUTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 01°58'20" EAST 11.63 FEET TO A 1/2 INCH IRON PIN ON THE NORTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 63°46'09" WEST 158.62 FEET TO A 1/2 INCH IRON PIN ON THE NORTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 01°03'26" WEST 1102.62 FEET TO A 1/2 INCH IRON PIN ON THE SOUTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 89°08'38" EAST 206.94 FEET TO A 1/2 INCH IRON PIN IN AN EXISTING FENCE LINE AND BEING ON THE EAST LINE OF SAID SECTION 1; THENCE NORTH 00°03'52" WEST 1379.33 FEET TO THE POINT OF BEGINNING.

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