

# BARGAIN AND SALE DEED

Jackson County

<b>Grantor Name and Address:</b>  Name: Fred T. Owen, Jr., as an Individual, and F.B. Owen, Inc, an Oregon Corporation, the surviving sole member of the dissolved limited liability company Mountain View Mobile Plaza, LLC. Address: 3400 Crater Lake Avenue City, State, Zip: Medford, OR. 97504	<b>Grantee Name and Address:</b>  Name: Emerald Estates, LLC, an Oregon Limited Liability Company Address: 3400 Crater Lake Avenue City, State, Zip: Medford, OR. 97504
<b>Until a Change is Requested send all tax statements to:</b>  Name: Emerald Estates, LLC, an Oregon Limited Liability Company Address: 3400 Crater Lake Avenue City, State, Zip: Medford, OR. 97504	<b>After Recording Return To:</b>  STARK AND HAMMACK, P.C. 100 East Main Street, Suite M Medford, OR 97501

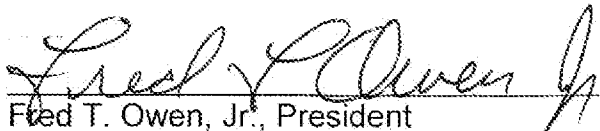
**KNOW ALL MEN BY THESE PRESENTS** effective as of July 1, 2007 that the undersigned, **FRED T. OWEN, JR., AS AN INDIVIDUAL, AND F.B. OWEN, INC, AN OREGON CORPORATION, THE SURVIVING SOLE MEMBER OF THE DISSOLVED LIMITED LIABILITY COMPANY MOUNTAIN VIEW MOBILE PLAZA, LLC.**, Grantors, hereby bargain, sell, convey and set over unto, **EMERALD ESTATES, LLC, AN OREGON LIMITED LIABILITY COMPANY**, Grantee, all their right, title and interest in the real property described on Exhibit "A" which is attached hereto and by this reference incorporated herein.

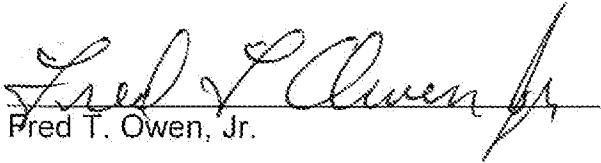
The true and actual consideration paid for this transfer, in terms of dollars is \$0.00, but consists of promises made which are the whole consideration.

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(s) have executed this instrument this 27<sup>th</sup> day of April, 2016.

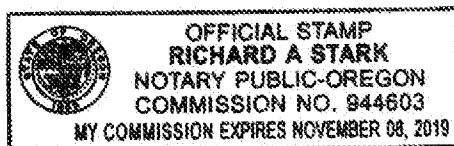
  
Fred T. Owen, Jr., President  
of F.B. Owen, Inc, an Oregon corporation


  
Fred T. Owen, Jr.

STATE OF OREGON            )  
  ) ss  
COUNTY OF JACKSON    )

Before me, a Notary Public, personally appeared Fred T. Owen, Jr., known to me to be the President of F.B. Owen, Inc., an Oregon corporation, and duly acknowledged that he executed the foregoing instrument pursuant to authorization by the Board of Directors of said corporation.

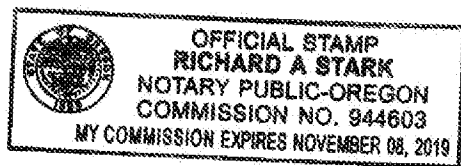
WITNESS my hand and seal this 27<sup>th</sup> day of April, 2016.

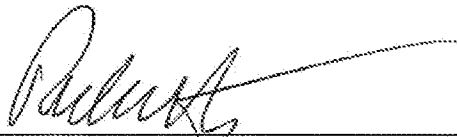


  
Notary Public for Oregon

STATE OF OREGON       )  
                                      )ss.  
County of Jackson       )

This instrument was acknowledged before me this 27<sup>th</sup> day of April, 2016, by Fred T. Owen, Jr., and acknowledged the above instrument to be his voluntary act and deed.



  
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Notary Public for Oregon

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 2 of MINOR LAND PARTITION 44-91 situated in the W 1/2 NE 1/4 Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and filed in the Klamath County Clerk's Office.

EXCEPTING THEREFROM that portion of the following described tract of land lying within the SW1/4 of the NE1/4:

A tract of land situated in the S1/2 of the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southwesterly corner of Parcel 2 of "Minor Land Partition 44-91," from which the 1/4 corner common to Section 12 and said Section 13 bears North 27° 31' 04" West 1722.42 feet; thence along the boundary of said Parcel 2, North 35° 00' 09" East 213.04 feet, North 89° 42' 49" West 240.00 feet and North 42° 54' 50" West 34.30 feet to a point on the North line of the easement as described in deed Volume 291, page 438 of the Klamath County Deed Records; thence South 89° 42' 49" East, along said North line 670.27 feet to a point on the East line of the W1/2 of the NE1/4 of said Section 13; thence North 00° 18' 23" East 4.51 feet to the NE 1/16 corner of said Section 13; thence South 89° 56' 54" East, along the North line of the SE1/4 of the NE1/4 of said Section 13, 356.08 feet to a point on the Northerly line of that tract of land described in Deed Volume 308, page 618; thence South 72° 58' 03" West, along said Northerly line, 516.80 feet; thence along the boundary of said Parcel 2, North 75° 46' 50" West 128.10 feet and South 72° 58' 03" West 279.15 feet to the point of beginning.

MINUTES OF SPECIAL MEETING OF THE DIRECTORS  
AND SHAREHOLDERS OF F.B. OWEN, INC.

April 27, 2016

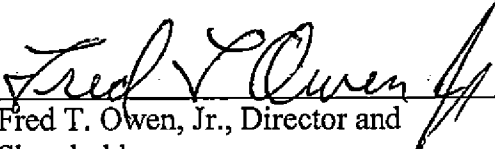
A Special Meeting of the Directors of F.B. Owen, Inc., an Oregon corporation, was held on April 27, 2016 for the purpose of winding up the assets of Mountain View Mobile Plaza, LLC, a dissolved limited liability company, which was dissolved by administrative dissolution.


After motion duly made and seconded, the following resolution was adopted:

BE IT RESOLVED that the corporation as the sole member of Mountain View Mobile Plaza, LLC pursuant to ORS 63.637(3) hereby directs that the corporation deed, the property described on Exhibit "A" to Emerald Estates, LLC, an Oregon limited liability company, which is solely owned by F.B. Owen, Inc., an Oregon corporation, and hereby authorizes Fred T. Owen, Jr., the President, of the corporation to sign all documents including the deed to effectuate the transfer. The dissolved Mountain View Mobile Plaza, LLC, an Oregon limited liability company, has no creditors or debts.

A faxed or emailed copy of these Minutes bearing copies of signatures will act as an original.

There being no further business to come before the meeting, the meeting was adjourned.

  
Fred T. Owen, Jr., Director and  
Shareholder

  
Barbara Owen, Director and  
Shareholder

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