

2016-008500

Klamath County, Oregon



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08/11/2016 11:27:32 AM

Fee: \$47.00

Returned at Counter

**Grantor's name and address:**

HENLEY KBG, LLC

200 S VIRGINIA ST STE 560

Reno, Nevada 89501

**Send Tax Statements to:**

NO CHANGE

**After recording return to person recording or to:**

Richard Fairclo, 409 Pine Street, Suite 209, Klamath Falls, OR 97601

**BARGAIN & SALE DEED**

HENLEY KBG, LLC, a Limited Liability Company, Grantor, conveys to Richard Fairclo, Trustee of the Ann S. Fairclo Trust dated May 19, 1995, Grantee the following described real property, in Klamath County, Oregon free of liens and encumbrances, except as specifically set forth herein:

As described in Exhibit "A" as attached hereto and incorporated herein.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this transfer is recognition of Lessee's default of geothermal lease, where such lease is referenced and disclosed in Klamath County, Oregon Records, Memorandum of Lease recorded January 13, 2001, Instrument No. 2011-00468. This transfer is intended to clear Lessee's interest of record and extinguish rights of Lessee of such lease, to the extent that Grantor may do so at this time or as to such rights that Grantor may acquire in the future.

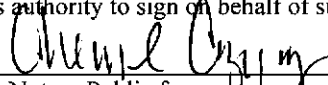
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8th day of August, 2016.

  
Andrew Harris

STATE OF Nevada COUNTY OF Washoe ] ss.

Personally appeared before me this 8th day of August, 2016, the above named Andrew Harris, as Manager of Henley KBG, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed and having declared that he has authority to sign on behalf of such LLC.

  
Notary Public for  
My Commission expires: 2/13/18



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

A tract of land in the SE1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which lies Northeasterly from the Northeasterly right of way boundary of the C-G Cutoff and Northerly from the Northerly right of way boundary of the Lost River Diversion Canal, both of the U.S. Reclamation Service, Klamath Project, and that portion of the SW1/4 of Section 30, said Township and Range, lying Northeasterly from the Northeast right of way line of C-G Canal. Excepting therefrom the right of way of No. 17 Drain of the U.S. Reclamation Service, Klamath Project, where the same passes through said tract.

Also Excepting therefrom the following described property:

Beginning at the one-quarter corner common to Sections 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian; thence running West along the South line of the Northeast 1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, 1595.2 feet; thence South 30 feet; thence East and parallel to the South line of said Northeast 1/4, 1343.2 feet; thence South 182 feet; thence East 252 feet; thence North 212 feet, more or less, to the point of beginning.

Also Excepting therefrom the following described property:

Commencing at the one-quarter corner common to Sections 29 and 30 of said Township; thence South 0°18'51" West along the East boundary of said Section 30, 883.90 feet; thence South 89°22'40" West 30.00 feet to a point on the West boundary of Reeder Road for the true point of beginning; thence South 88°52'20" West 2,152.85 feet to a point on the East boundary of the C-G Cutoff; thence South 36°18' East along the East boundary of the C-G Cutoff 952.10 feet to a 5/8 inch iron pin; thence North 47°50' East 510.67 feet to a 5/8 inch iron pin; thence North 82°28'30" East 1,072.00 feet to a 5/8 inch iron pin; thence South 34°30' East 37.23 feet to a 5/8 inch iron pin; thence North 89°42' East 124.45 feet to a 5/8 inch iron pin on the West boundary of Reeder Road; thence North 0°18'51" East along said road boundary 356.52 feet to the true point of beginning.

Also Excepting therefrom the following described property:

All that portion of the SE1/4 SE1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, lying Southerly of the centerline of the U.S.R.S. No. 17 Drain, Northerly of the Lost River Diversion Canal and Easterly of the U.S.R.S. C-G Canal.