



THIS SPACE RESERVED FOR RECORDER'S USE

Modoc Contracting Company

4027 Highway 39

Klamath Falls, OR 97603

Grantor's Name and Address

Modoc Contracting 2, LLC, an Oregon Limited Liability  
Company

4027 Highway 39

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Modoc Contracting 2, LLC, an Oregon Limited Liability  
Company

4027 Highway 39

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Modoc Contracting 2, LLC, an Oregon Limited Liability  
Company  
4027 Highway 39  
Klamath Falls, OR 97603

File No. 117089AM

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Modoc Contracting Company Inc, an Oregon Corporation, who acquired title as Modoc Contracting Co.  
Inc., an Oregon Corporation**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto

**Modoc Contracting 2, LLC, an Oregon Limited Liability Company,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with  
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the  
County of **Klamath**, State of Oregon, described as follows, to wit:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is .

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part  
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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 has executed this instrument this 11<sup>th</sup> day of August 2016; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

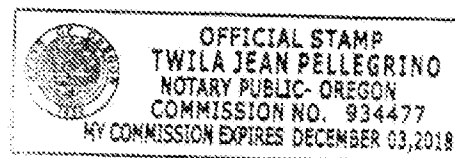
Modoc Contracting Company, <sup>INC.</sup> an Oregon Corporation  
By: Larry T. Mann  
Larry T. Mann, President

State of Oregon } ss  
County of Klamath }

On this 11<sup>th</sup> day of August, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Larry T. Mann, President for Modoc Contracting Company, an Oregon Corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 12-3-2018



## EXHIBIT 'A'

### Parcel 1:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and South 69°43' East a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence: South 76°14' East a distance of 226.5 feet to a point; thence South and parallel with the West Section line of said Section 7 a distance of 45.0 feet to an iron pin; thence East at right angles to said Section line a distance of 20 feet to an iron pin; thence North and parallel to said Section line a distance of 10.2 feet to an iron pin; thence South 69°43' East a distance of 289.56 feet to a point; thence South 72°44' East a distance of 43.1 feet to a point on the West line of the Enterprise Ditch; thence North 5°25' West along the West line of said ditch a distance of 67.2 feet to an iron pin; thence North 15°09' East a distance of 68.7 feet to an iron pin; thence North 67°36' West along the Southerly right of way line of the O.C. & E. Railroad a distance of 610.4 feet to a point on the East right of way line of the Klamath Falls-Merrill Highway; thence South along the East right of way line of the Klamath Falls-Merrill Highway 163.8 feet to the point of beginning, being in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

### Parcel 2:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and South 69°43' East a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence: South along the Easterly right of way line of the Klamath Falls-Merrill Highway a distance of 98.9 feet to an iron pin; thence East a distance of 220 feet to an iron pin; thence North, parallel to the Section line, a distance of 45 feet to an iron pin; thence North 76°14' West a distance of 226.5 feet, more or less, to the point of beginning, in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.