

AmeriTitle
MTC 128321AM-2

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2016-013907
Klamath County, Oregon
12/30/2016 10:48:01 AM
Fee: \$57.00

REVX-MBEX30, Inc., A California Corporation
275 BATTERY STREET SUIT 200
SAN FRANCISCO, CA 94111
Grantor's Name and Address

Famoso Cattle Company Inc, a California Corporation
PO Box 487
Chiloquin, OR 97624
Grantee's Name and Address

After recording return to:
Famosa Cattle Company Inc., a California Corporation
PO Box 487
Chiloquin OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Same as above

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

REVX-MBEX30, Inc., A California Corporation,

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

Famoso Cattle Company Inc, a California Corporation,

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.

*Pursuant to an IRC 1031 Tax deferred exchange on behalf of the Grantor/Grantee

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 28th day of December, 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.

REXX-MBEX30, Inc., A California Corporation

By: [Signature]

R. Ian Bunje, Executive Vice President

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 } ss
County of San Francisco }

On this 28th day of December, 2016, before me, Trish Casey a Notary Public in and for said state, personally appeared R. Ian Bunje, Executive V.P., 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.

Trish Casey

Notary Public for the State of CALIFORNIA

Residing at: SAN FRANCISCO

Commission Expires: 10-20-2020



EXHIBIT 'A'

Parcel 1:

Lot 5 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lots 7, 8 and 9 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

Lot 5, Block 3, William River Estates, according to the official plat thereof on file in the office of the County Clerk in the County of Klamath, State of Oregon.

Parcel 4:

A tract of land lying Southeasterly of and adjacent to WILLIAMSON RIVER ESTATES, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; said tract of land being more particularly described as follows:

Beginning at the Southeast corner of Lot 5, Block 3 of aforesaid WILLIAMSON RIVER ESTATES; thence South $80^{\circ} 35' 30''$ East 78.80 feet to a $\frac{3}{4}$ " galvanized iron pipe; thence North $74^{\circ} 18' 30''$ East 174.00 feet to a $\frac{3}{4}$ " galvanized iron pipe; thence North $60^{\circ} 45' 30''$ East 110.50 feet to a $\frac{3}{4}$ " galvanized iron pipe; thence North $45^{\circ} 17' 30''$ East 149.18 feet to a $\frac{3}{4}$ " galvanized iron pipe; thence North $10^{\circ} 00' 01''$ West 175.96 feet to a point on the Southerly curved right of way boundary of Williamson River Drive (point marked with a $\frac{3}{4}$ " galvanized iron pipe); thence Westerly along said curved boundary 37.63 feet (long chord bears South $57^{\circ} 59' 42''$ West 37.50 feet); thence continuing along said right of way boundary South $66^{\circ} 17' 15''$ West 435.02 feet; thence along the arc of a 130 foot radius curve to the right 17.71 feet (long chord bears South $70^{\circ} 11' 30''$ West 17.70 feet); thence South $74^{\circ} 05' 45''$ West 17.52 feet to the Northeast corner of aforesaid Lot 5, Block 3; thence along the East boundary of said Lot 5, South $15^{\circ} 54' 15''$ East 166.22 feet to the point of beginning.

Parcel 5:

A tract of land bordering on the South of the above described land:

Beginning at the Southeast corner of lot 5 in Block 3 of aforesaid WILLIAMSON RIVER ESTATES; thence South $80^{\circ} 35' 30''$ East 78.80 feet to a $\frac{3}{4}$ " galvanized iron

pipe; thence North 74° 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60° 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45° 47' 30" East 42.78 feet to a 1/2" galvanized iron pipe; thence South 31° 37' East 130.80 feet to the waterline of Williamson River as of this date existing; thence along said waterline South 37° 40' West 134.52 feet; South 54 ° 09' West 55.28 feet; South 63° 36' West 60.67 feet; South 61 ° 48' West 64.75 feet; North 56° 13' West 67.86 feet; North 1 degree 27' East 55.23 feet; South 85° 17' West 70.82 feet; and North 77 ° 14' West 61.36 feet; thence leaving the existing waterline of Williamson River and bearing North 15° 30' West 63.94 feet, more or less, to the point of beginning.

Parcel 6:

Lot 6 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for walkway purposes and boat docking over and on the strip of land lying between said lot and the Williamson River, as granted by Deed recorded August 4, 1972 in Volume M72, page 8638, Microfilm Records of Klamath County, Oregon.

Parcel 7:

Lot 4 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 8:

Lots 10 and 11, in Block 1, WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 9:

Lot 4 in Block 3 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.