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05/25/2017 09:10:23 AM

Fee: \$62.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Dan McFarland
McFarland Ranches, LLC
Post Office Box 5263
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Dan McFarland, conveys unto McFarland Ranches, LLC, an Oregon Limited Liability Company, Grantee, his interest in the parcels of real property in Klamath County, Oregon more particularly described on Exhibit A attached hereto and incorporated herein by this reference

Parcel No. 1: Klamath County Assessor's No. R-4111-00200-00500-000 and
Property ID # R105380

Also referred to as 21385 Adams Point Road, Merrill, Oregon 97633

Parcel No. 2: Klamath County Assessor's No. R-3910-019BO-00601-000 and
Property ID # R863248

Also referred to as 6521 Highway 39, Klamath Falls, Oregon 97603


Parcel No. 3: Klamath County Assessor's No. R-3910-019BO-00500-000 and
Property ID # R598286

The consideration for this transfer is Estate Planning.

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

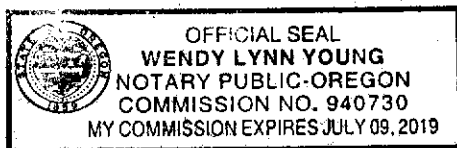
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

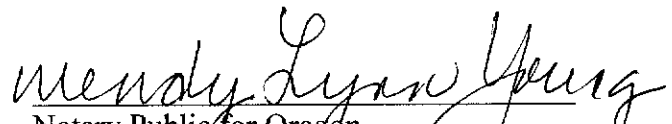
Dated this 23 day of May 2017.


Dan McFarland

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 23 day of May 2017, by Dan McFarland.




Notary Public for Oregon
My Commission Expires: 7-9-19

A piece or parcel of land situate in the S1/2 NW1/4 and N1/2 SW1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which is the same parcel conveyed to the Grantor under Instrument #70798, recorded at Volume 338, page 307, Deed Records of Klamath County, Oregon, and is more particularly described as follows:

Beginning at a point in the section line marking the Westerly boundary of the said Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, from which the Southwesterly corner of the said Section 2 bears South 0° 05' East 3490.6 feet distant, and running thence South 89° 14' East 1057.7 feet; thence South 2° 09' East 356.6 feet; thence North 89° 27' West 114.0 feet; thence South 0° 36' West 210.8 feet; thence South 88° 44' East 243.5 feet; thence South 3° 45' East 30.6 feet; thence South 89° 01' East 384.6 feet; thence South 15° 45' East 134.1 feet; thence South 4° 05 1/2' East 296.0 feet; thence South 8° 55 1/2' West 239.1 feet; thence South 89° 32' East, 61.9 feet; thence South 3° 15' East, 37.1 feet; thence North 88° 23' East 95.8 feet, more or less, to a point on the centerline of a field drain as the same is now located and constructed; thence South 1° 18' East along the centerline of the said field drain 590 feet, more or less, to its intersection with the line marking the Northerly boundary of the right of way of "D" Canal of the U.S. Bureau of Reclamation Klamath Project as the same is now located and constructed; thence Westerly along the said right of way line 1845 feet, more or less, to its intersection with the said section line marking the Westerly boundary of the said Section 2, thence North 0° 05' West along the said section line 1458 feet, more or less, to the said point of beginning; and also the perpetual easement, right and privilege which shall be appurtenant to and run with the above-granted property to drill, operate and maintain a six-inch well for stockwater purposes, together with the necessary water pipes and electrical wires; and also including ingress and egress over and across a tract of land situate in the SW1/4 of the NW1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and particularly described as follows:

Beginning at a point on the proposed boundary between the lands of Lloyd Nicholson and Stewart Nicholson from which the section corner at the Southwesterly corner of the said Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears South 18° 27 1/2' West 3358.2 feet distant and running thence South 2° 09' East along the said boundary line 30.0 feet; thence leaving said boundary line North 87° 51' West 30.0 feet; thence North 2° 09' West and parallel with said boundary line 30.0 feet; thence South 87° 51' West, 30.0 feet, more or less, to the said point of beginning, and also the perpetual easement and right to the use of one-half the water from the present well which is located on the premises last above described.

PARCEL NO. 1 from first page

The following described real property situate in Klamath County, Oregon:

A parcel of land situate in the NW1/4 of Section 19, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 of Section 19, said Township and Range; thence North along the Section line to the Northwest corner of Section 19; thence East to the United States Government Irrigation "A" Canal; thence Southeasterly along said canal to the East line of said NW1/4; thence South along the East line of the NW1/4 to the Southeast corner of said NW1/4; thence West to the place of beginning.

EXCEPTING AND RESERVING THEREFROM A parcel of land in the Southwest corner of said premises as described in Deed Volume 129, page 359, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM those portions lying within the limits of the Klamath Falls-Merrill Highway and the Crystal Springs Road.

AND ALSO EXCEPTING THEREFROM those parcels recorded in Book 100 at page 270 and Book 136 at page 149, Klamath County Deed Records.

AND FURTHER EXCEPTING, Beginning at a point where the North line of a U. S. Bureau of Reclamation canal intersects the East line of the Klamath Falls-Merrill Highway and from said point the Southwest corner of said NW1/4 bears South 06 degrees 37' 03" West, 286.70 feet; thence North 00 degrees 45' 45" East on said East line, 870.60 feet; thence North 86 degrees 42' 52" East, 158.29 feet; thence North 88 degrees 59' 57" East, 194.71 feet to the West line of the A-7-N Canal; thence Southerly on said West line the following courses and distances: South 13 degrees 43' West, 22.24 feet; thence on a 522.00 foot radius curve to the left, 148.81 feet; thence South 02 degrees 37' East, 146.90 feet; thence on a 210.50 foot radius curve to the right, 118.18 feet; thence South 29 degrees 33' West, 324.35 feet; thence on a 450.20 foot radius curve to the left, 147.98 feet; thence South 10 degrees 43' West, 34.43 feet to the intersection of the West line of said A-7-N Canal with the North line of first mentioned U. S. Bureau of Reclamation Canal; thence North 89 degrees 37' 22" West on said North line 104.86 feet to the Point of Beginning.

PARCEL NO. 2 from first page

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of the NW1/4 NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the East right of way line of The Dalles-California Highway (Highway 97) which lies 30 feet East and 320 feet South of the Northwest corner of said Section 19; said point being the Southwest corner of Parcel 2 in deed to G. Keith Moon and wife, by deed recorded June 23, 1944, in Deed Book 166, page 303, Deed Records of Klamath County, Oregon; thence East along the South line of said Parcel 2 of said Moon Tract a distance of 435.6 feet to the Southeast corner thereof; thence South and parallel to the West line of said Section 19 to the North line of the U.S.R.S. Dixon Drain; thence Westerly following the North line of said drain to its intersection with the East line of said highway; thence North along said highway to the point of beginning.

PARCEL 2:

That portion of the NW1/4 NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

A strip of land 20 feet wide described as follows:

Beginning at a point on the East right of way line of The Dalles-California Highway (Highway 97) which lies 30 feet East and 300 feet South of the Northwest corner of said Section 19, and running thence East along the South line of that certain tract of land described on page 270 in Volume 100, Deed Records of Klamath County, Oregon, a distance of 435.6 feet to a point; thence South parallel to the West line of said Section 19, a distance of 20 feet to a point; thence West, a distance of 435.6 feet to a point on the East right of way line of The Dalles-California Highway; thence North along the East line of The Dalles-California Highway, a distance of 20 feet to the point of beginning.

EXCEPTING FROM said Parcels 1 and 2 that portion thereof conveyed to the State of Oregon, by and through its Department of Transportation by Deed recorded May 23, 2005 in Volume M05, page 37518, Microfilm Records of Klamath County, Oregon, described as follows:

A parcel of land lying in the NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that Bargain and Sale Deed to Clifford and Bertha M. McKoen, Trustees, recorded in Book M90, page 6244, Microfilm Records of Klamath County, Oregon; the said parcel being that portion of said property included in a strip of land 18.000 meters in width, lying on the Easterly side of the centerline of the relocated Klamath Falls - Malin Highway, which centerline is described as follows:

Beginning at Engineer's center line Station 0+000.000, said station being located at the quarter corner common to Section 13, Township 39 South, Range 9 East of the Willamette Meridian and Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence South 0° 01' 10" West along the West line of said Section 18 to Engineer's center line Station 0+810.028, said station being located at the Southwest corner of said Section 18; thence South 0° 36' 54" West to Engineer's Station 1+618.086; thence South 0° 18' 18" West to Engineer's Station 2+451.692, said station being located at the Southwest corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian.

Bearings are based on County Survey No. 6981, filed May 19, 2004, Klamath County, Oregon.

This parcel of land contains 512 square meters, more or less, outside the existing right of way.

PARCEL NO. 3 from first page