



THIS SPACE RESERVED FOR

2017-011781
Klamath County, Oregon
10/16/2017 03:40:00 PM
Fee: \$52.00

After recording return to:

Fort Baker Ranch Co.

PO Box 369

Clements, CA 95227

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

Fort Baker Ranch Co.

PO Box 369

Clements, CA 95227

File No. 189616AM

STATUTORY WARRANTY DEED

Edeltraud Bagley, Trustee of the Edeltraud Bagley Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Fort Baker Ranch, LLC, an Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 13th day of Oct., 2017

Edeltraud Bagley Revocable Living Trust

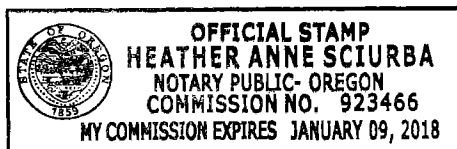
By: Edeltraud Bagley Trustee
Edeltraud Bagley, Trustee

State of Oregon } ss
County of Klamath }

On this 13th day of October, 2017, before me, Heather Sciurba a
Notary Public in and for said state, personally appeared Edeltraud Bagley, Trustee of the Edeltraud Bagley Revocable Living Trust 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.

Heather Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Jan 9 2018



A tract of land situated in the E1/2 NE1/4 of Section 30 and the SW1/4 of Section 29, Township 40 South, Range 14 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The E1/2 NE1/4 of said Section 30, and the NW1/4 SW1/4 of said Section 29 and that portion of the S1/2 SW1/4 lying North of the following described line. Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the West line of said Section 29, from which the West 1/4 corner of said Section 29 bears North 00° 36' 50" West 1803.81 feet; thence North 86°32' 15" East, parallel to and 5.00 feet Northerly of an existing power line, 2592.10 feet to a 5/8" iron pin with Tru-Line Surveying, Inc. plastic cap; thence, continuing North 86° 32' 15" East to the East line of the said SW1/4 of Section 29. Bearings are based on the survey of property line adjustment 36-97 on file at the office of the Klamath County Surveyor.