



THIS SPACE RESERVED FOR

2017-011782  
Klamath County, Oregon  
10/16/2017 03:40:00 PM  
Fee: \$62.00

Grantor:  
The Estate of Darrel Bagley also known as Darrel D. Bagley

Grantee:  
Fort Baker Ranch LLC, an Oregon Limited Liability  
Company  
PO Box 369  
Clements CA 95227

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

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 13<sup>th</sup> day of October 2017, by and between

Diann Caywood the duly appointed, qualified and acting personal representative of the estate of **Darrel Bagley also known as Darrel D. Bagley** deceased, hereinafter called the first party, and **Fort Baker Ranch, LLC, an Oregon Limited Liability Company**, hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property 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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.  
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 13<sup>th</sup> day of Oct., 2017

Diann Caywood, Personal Representative  
Diann Caywood, Personal Representative  
for the Estate of Darrel Bagley Deceased.

STATE of Oregon County of Klamath ss.

This instrument was acknowledged before me on Oct. 13, 2017

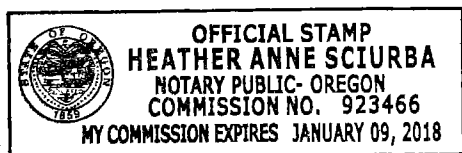
by Diann Caywood as Personal Representative for the Estate of

Darrel Bagley

Heather Anne Sciurba

Notary Public for Oregon

My commission expires Jan 9 2018



## **EXHIBIT "A"**

### **PARCEL 1:**

In Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 17: W1/2 SW1/4

Section 18: That portion of the E1/2 SE1/4 lying East of the County Road.

Section 19: That portion of the E1/2 E1/2 lying East of the County Road.

Section 20: NW1/4, and the S1/2 EXCEPT that portion lying Westerly and Southwesterly of the County Road.

Section 28: W1/2, and the SW1/4 SE1/4 EXCEPT that portion described in Deed Volume 275, page 473.

Section 29: N1/2, and the NE1/4 SW1/4, and the SE1/4 EXCEPT that portion described in Deed Volume 275, page 473.

Section 32: NE1/4, EXCEPT that portion described in Deed Volume 275, page 473.

Section 33: W1/2, and the W1/2 E1/2 EXCEPT that portion described in Deed Volume 275, page 473.

In Township 41 South, Range 14 East of the Willamette Meridian, Klamath County,  
Oregon:

Section 3: All, EXCEPT Government Lot 1

Section 4: All, EXCEPT that portion lying South of the County Road.

Section 5: Government Lot 1, and the SE1/4 NE1/4

Section 9: N1/2 NE1/4 EXCEPT that portion lying South of the County Road.

Section 10: N1/2 NW1/4 EXCEPT that portion lying South of the County Road.

### **PARCEL 2:**

In Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 33: E1/2 SE1/4

Section 34: SW1/4 SW1/4

In Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 3: Government Lot 1

PARCEL 3:

A piece or parcel of land situate in the Southwest quarter of Section 28, the South half of the Southeast quarter of Section 29, the Northeast quarter of Section 32, and the West half of the Northwest quarter of Section 33, all in Township 40 South, Range 14 East of the Willamette Meridian, in Klamath County, Oregon, and more particularly described as follows:

Beginning at the North quarter corner of the said Section 32 and running thence South 0° 13' East, and along the line marking the Westerly boundary of the North half of the Northeast quarter of the said Section 32, 1303.5 feet, more or less, to the Southwesterly corner thereof; thence South 89° 26' East along the line marking the Southerly boundary of the said North half of the Northeast quarter of the said Section 32, 1430.0 feet to a point in a line parallel with and approximately 25.0 feet Easterly from the center line of the irrigation ditch of the Willow Valley Irrigation District; thence South 10° 34' West following the said parallel line, 180.6 feet; thence South 1° 51' East 248.1 feet; thence South 15° 57' West 94.6 feet; thence South 2° 59 1/2' West 134.2 feet; thence South 6° 02' West 266.5 feet; thence South 34° 59 1/2' East 317.4 feet; thence South 11 ° 26 1/2' West 137.1 feet, more or less, to a point in the line marking the Southerly boundary of the said Northeast quarter of the said Section 32; thence South 88° 57 1/2' East along the said boundary line 1525.9 feet, more or less, to the East quarter corner of the said Section 32, which marks the southeasterly corner of the said Northeast quarter of the said Section 32; thence North 0° 21' West along the section line marking the Easterly boundary of the said Section 32, 637.00 feet, to a point in the said line parallel with and approximately 25.0 feet Southerly and Easterly from the center line of the irrigation ditch of the Willow Valley Irrigation District; thence South 58° 03 1/2' East along the said parallel line 264.4 feet; thence South 67° 03' East 269.3 feet; thence North 71° 43' East 118.0 feet; thence North 42° 35 1/2' East 218.7 feet; thence North 17° 54' East 201.8 feet; thence North 25° 58 1/2' East 86.8 feet; thence North 50° 43 1/2' East 246.1 feet; thence North 70° 56 1/2' East 116.4 feet; thence North 27° 33' East 129.7 feet; thence North 185.0 feet; thence North 10° 19 1/2' East 343.8 feet; thence North 7° 07 1/2' West 201.6 feet; thence North 3° 17' East 122.2 feet; thence North 6° 41' West 128.9 feet; thence North 17° 21' East 201.2 feet; thence North 3° 43' West 77.2 feet; thence North 16° 23 1/2' West 88.6 feet; thence North 33° 50' West 113.2 feet; thence North 6° 52' East 200.4 feet; thence North 6° 40' West 77.5 feet; thence North 8° 40 1/2' East 238.7 feet; thence North 33° 41 1/2' East 28.8 feet; thence North 64° 57' East 101.6 feet; thence North 87° 21' East 404.4 feet; thence North 12° 12' West 317.2 feet; thence North 17° 36 1/2' East 109.1 feet; thence North 34° 30 1/2' East 174.7 feet; thence North 61° 15' East 128.9 feet; thence North 33° 58 1/2' East 110.9 feet; thence North 81 ° 15' East 131.5 feet; thence North 88° 20' East 241.1 feet to a point from which the South quarter corner of the said Section 28 bears South 11° 18' East 1304.7 feet distant; thence North 18° 26' West and leaving said parallel line, 94.9 feet; thence North 32° 05 1/2' West 626.8

feet to a point in the relocated center line of the Woolen Canyon Drain; thence North  $76^{\circ} 10 \frac{1}{2}'$  West along the said relocated center line of the said Woolen Canyon Drain 518.00 feet; thence along the arc of a 20 degree 00' curve to the left to a point which bears South  $87^{\circ} 36 \frac{3}{4}'$  West 160.8 feet; thence South  $71^{\circ} 24'$  West 859.5 feet; thence along the arc of a 20 degree 00' curve to the right to a point which bears North  $84^{\circ} 30'$  West 235.2 feet; thence North  $60^{\circ} 24'$  West 555.5 feet, to an intersection with the center line of the main drain of the Willow Valley Irrigation District from which the West quarter corner of the said Section 28 bears North  $14^{\circ} 27 \frac{1}{2}'$  East 632.3 feet; thence South  $5^{\circ} 04'$  West along the said center line of the Main Drain of the Willow Valley Irrigation District 249.0 feet; thence South  $9^{\circ} 32 \frac{1}{2}'$  East 114.6 feet; thence South  $3^{\circ} 05'$  West 167.2 feet; thence South  $23^{\circ} 07'$  West 96.8 feet; thence South  $35^{\circ} 08 \frac{1}{2}'$  West 239.4 feet; thence South  $72^{\circ} 01'$  West, and leaving said drain, 1360.0 feet; thence South  $79^{\circ} 19'$  West 483.0 feet; thence North  $48^{\circ} 14 \frac{1}{2}'$  West 243.8 feet; thence South  $89^{\circ} 37 \frac{1}{2}'$  West 335.5 feet; more or less, to a point in the line marking the Westerly boundary of the said South half of the Southeast quarter of the said Section 29; thence South  $0^{\circ} 22'$  East, along the said boundary line 872.9 feet, more or less, to the said point of beginning.

#### PARCEL 4:

Township 40 South, Range  $14 \frac{1}{2}$  East of the Willamette Meridian, Klamath County, Oregon:

Section 27: W $\frac{1}{2}$  SW $\frac{1}{4}$

Section 28: SW $\frac{1}{4}$  SW $\frac{1}{4}$ , N $\frac{1}{2}$  SW $\frac{1}{4}$ , N $\frac{1}{2}$  SE $\frac{1}{4}$

Section 29: SE $\frac{1}{4}$  SE $\frac{1}{4}$

Section 32: E $\frac{1}{2}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  SE $\frac{1}{4}$

Section 33: NW $\frac{1}{4}$ , S $\frac{1}{2}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , N $\frac{1}{2}$  SW $\frac{1}{4}$ , SE $\frac{1}{4}$  SW $\frac{1}{4}$

Section 34: W $\frac{1}{2}$  NW $\frac{1}{4}$ , W $\frac{1}{2}$  SW $\frac{1}{4}$

Section 36: S $\frac{1}{2}$  NW $\frac{1}{4}$ , That portion of the SW $\frac{1}{4}$  lying Westerly of the fence constructed and existing across the E $\frac{1}{2}$  SW $\frac{1}{4}$ .

Also all that portion of said section lying and being Southeasterly from a line parallel with and 225 feet distant Northwesterly from the Northerly line of Bear Flat – Deer Spring Road which runs Northeasterly across said quarter section.