

After recording return to:
Moss Ranch, LLC
8555 West Langell Valley Road
Bonanza, OR 97623

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

Moss Ranch, LLC
8555 West Langell Valley Road
Bonanza, OR 97623

2018-001997

Klamath County, Oregon



00217703201800019970010016

02/21/2018 09:05:38 AM

Fee: \$42.00

STATUTORY
BARGAIN AND SALE DEED

I, Pamela A. Berg, Grantor, conveys to, Moss Ranch, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A PORTION OF UNSURVEYED PARCEL 3 OF "LAND PARTITION 1-16", SITUATED IN THE SW1/4 SW1/4 OF SECTION 25, T39S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

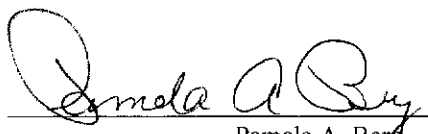
BEGINNING AT THE SW 1/16 CORNER OF SAID SECTION 25; THENCE SOUTH 1320 FEET, MORE OR LESS, TO THE WEST 1/16 CORNER COMMON TO SECTION 36, T39S, R11EWM, AND SAID SECTION 25; THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, 1000 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF WEST LANGELL VALLEY ROAD; THENCE NORTHWESTERLY, ALONG THE SAID CENTERLINE, TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 1027 FEET WESTERLY OF THE EAST LINE OF SAID SW1/4 SW1/4; THENCE NORTH, PARALLEL WITH THE SAID EAST LINE, 1298 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SAID SW1/4 SW1/4; THENCE EAST, ALONG SAID NORTH LINE, 1027 FEET TO THE POINT OF BEGINNING, CONTAINING 31.0 ACRES, MORE OR LESS.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030).

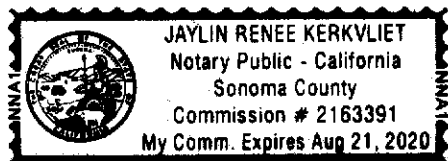
The land described herein shall be combined with the land known as Parcel 1 of "Land Partition 3-17". This conveyance is pursuant to "Property Line Adjustment 7-17" and does not create a separate parcel of land.

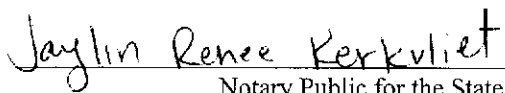
Dated this 14 day of February, ~~2017~~ 2018


Pamela A. Berg

State of ~~Oregon~~ California
County of ~~Klamath~~ Sonoma ss

This instrument was acknowledged before me on this 14 day of February, 2018 by
Pamela A. Berg.




Notary Public for the State of ~~Oregon~~ California

My commission expires: August 21, 2020