



THIS SPACE RESERVED FOR

<p>2018-005163 Klamath County, Oregon 04/26/2018 03:58:01 PM Fee: \$57.00</p>
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Ritter Ranch, a Partnership

Grantor's Name and Address

Ritter Ranch, LLC, an Oregon Limited Liability Company
27935 Ritter Rd.
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:
Ritter Ranch, LLC, an Oregon Limited Liability Company
27935 Ritter Rd.
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Ritter Ranch, LLC, an Oregon Limited Liability Company
27935 Ritter Rd.
Bonanza, OR 97623

File No. 231715AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Ritter Ranch, a Partnership,

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

Ritter Ranch, LLC, an Oregon Limited Liability Company,

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 \$0. 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.

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 25 day of April, 2018; 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.

Ritter Ranch, a Partnership

By: Paul Ritter
Paul Ritter, Partner

By: Carol Ritter
Carol Ritter, Partner

State of Oregon } ss
County of Klamath }

On this 25 day of April, 2018, before me, Heather Scurba a Notary Public in and for said state, personally appeared Paul Ritter and Carol Ritter, Partners of Ritter Ranch, a Partnership, 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 Scurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec. 17, 2021



EXHIBIT 'A'

Unsurveyed Parcel 1, Land Partition 55-00, consists of a portion of Parcel 1, Minor Land Partition 79-152, and land situated in Section 5, 6, 7 and 8, Township 38 South Range 11 East, and Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion conveyed to the state of Oregon by and through its Department of Transportation recorded April 5, 2013 as Instrument No. 2013-003642 and 2013-003643.

More particularly described as follows:

All that certain real property situate in the County of Klamath, State of Oregon, being described as follows: Parcel 1 of Land Partition 55-00, consists of a portion of Parcel 1 of Land Partition 79-152, being situate in Section 5, 6 and 8 of Township 38 South, Range 11 East, and Section 32 of Township 37 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follow:

BEGINNING at the initial point of said Land Partition 55-00 marked with a 5/8-inch iron pin, also being the North 1/16 of Sections 7 and 8 of Township 38 South, Range 11 East, Willamette Meridian; thence from said Point of Beginning, North 89° 55'58" East 1320.65 feet to a point marked with a 5/8-inch iron pin, also being the Northwest 1/16 of said Section 8 and the True Point of Beginning of this description; thence along the following seven courses and distances:

South 81°42'04" East 387.08 feet,
North 78°32'56" East 368.05 feet,
South 24°32'40" East 251.98 feet,
South 16°16'22" East 470.49 feet,
South 59°46'55" East 513.36 feet,
South 18°34'52" East 1928.36 feet,
North 80°31'26" East 607.28 feet to the Southeast 1/16 corner of said Section 8;
thence North 89°54'35" East 1311.28 feet to the South 1/16 of Sections 8 and 9 of Township 38 South, Range 11 East, Willamette Meridian; thence northerly along the east line of said Section 8, North 00°06'48" West 1323.11 feet, to the 1/4 corner common to said Section 8 and 9; thence continuing along said northerly line, North 00°20'18" East 2659.53 feet to the Section Corner common to Sections 4, 5, 8 and 9 of Township 38 South, Range 11 East, Willamette Meridian; thence northerly along the east line of said Section 5, North 00°14'27" East 1324.03 feet to the South 1/16 corner common to said Sections 4 and 5; thence leaving said east line, South 89°56'54" West 1321.68 feet to the Southeast 1/16 corner of said Section 5; thence North 00°14'58" East 4000.74 feet to the East 1/16 corner common to said Section 5 and 32; thence North 1320.00 feet to the Southeast 1/16 corner of said Section 32; thence West 1320.00 feet to the Centersouth 1/16 corner of said Section; thence West 1320.00 feet to the Southwest 1/16 corner of said Section; thence South 1320.00 feet to the West 1/16 corner common to said Section 5 and 32; thence westerly along the north line of said Section 5, North 89°58'27" West 1324.02 feet to the Section Corner common to Section 31 and 32 of Township 37 South, Range 11 East, Willamette Meridian and said Sections 5 and 6; thence westerly along the north line of said Section 6, North 89°58'27" West 1324.01 feet to the East 1/16 corner common to said Section 6 and Section 31; thence leaving said north line, South 00°13'17" West 2678.27 feet to the Centereast 1/16 corner of said Section 6; thence South 00°12'55" West 1330.44 feet to the Southeast 1/16 corner of said Section 6; thence South 89°36'42" East 457.79 feet to a point marked with a 5/8-inch iron rod, also being the Southwest corner of that certain real property described in Deed Volume M92, Page 12134, Records of Klamath County, Oregon; thence northwesterly along the boundary of said real property, North 09°19'40" West 561.50 feet; thence continuing along said boundary, North 69°30'20" East 423.02 feet to a point being South 42°22'55" West 840.26 feet from the 1/4 corner common to said Sections 5 and 6; thence South 00°25'36" West 704.12 feet to a point on the north line of Parcel 3 of said Land Partition; thence easterly along the north line of said Parcel, South

89°38'04" East 566.75 feet to that certain real property described in Deed Volume M92, Page 12134; thence northerly along the west line of said Section 5, North 00°12'42" East 1328.40 feet to the 1/4 corner common to said Sections 5 and 6; thence continuing along said west line, North 00°12'42" East 198.35 feet; thence leaving said East line, continuing along a line common to Parcel 1 and 2 of said Land Partition 55-00, North 85°30'51" East 28.78 feet, more or less, to a point marked with a 5/8-inch iron pin; thence, continuing along said common line, North 85°30'51" East 677.14 feet to a point marked with a 5/8-inch iron pin; thence, continuing along a said common line, South 63°18'04" East 268.22 feet to a point marked with a 5/8-inch iron pin; thence, continuing along said common line, South 30°25'22" East 1309.26 feet to a point marked with a 5/8-inch iron pin; thence, continuing along said common line, South 03°53'53" West 303.66 feet to a point marked with a 5/8-inch iron pin; thence, continuing along said common line, South 03°53'53" West 66.20 feet, more or less, to the Northwest right of way of State Highway 140; thence South 51°50'40" West along said right of way line, 624.02 feet; thence leaving said right of way line South 33°09'20" East 80.30 feet to the Southeast right of way of State Highway 140; thence southwesterly along said right of way line, South 52°08'56" West 30.00 feet, to a point marked with a 5/8-inch iron pin; thence leaving said right of way line, along a line common to Parcel 1 and 2 of said Land Partition 55-00, South 33°09'20" East 606.17 feet to a point marked with a 5/8-inch iron pin, also being North 77°55'31" East 1486.15 feet from the Northwest corner of said Section 8; thence along the boundary of that certain real property described in Deed Volume M80, Page 1063, Records of Klamath County, Oregon, North 56°50'40" East 60.00 feet, to a point marked with a 5/8-inch iron pin; thence South 86°14'54" East 250.68 feet, to a point marked with a 5/8-inch iron pin; thence South 40°53'59" East 448.75 feet, to a point marked with a 5/8-inch iron pin; thence South 01°43'40" East 935.16 feet, to a point marked with a 5/8-inch iron pin; thence West 792.22 feet, to a point marked with a 5/8-inch iron pin, also being on a line common to Parcel 1 and 2 of said Land Partition 55-00; thence southerly along said common line, South 06°31'22" East 382.77 feet to the True Point of Beginning of this description.

EXCEPTING THEREFROM:

BEGINNING at a point along the Southeast right of way of State Highway 140, being the easterly corner of a certain real property described in Deed Volume 91, Page 503, Records of Klamath County, Oregon, also being North 2424.36 feet and East 3158.51 feet from the Southwest corner of Section 5 of Township 38 South, Range 11 East; thence leaving said right of way, South 38°14' East 290.40 feet; thence North 51°46' East 300.00 feet; thence North 38°14' West 290.40 feet to a point on the said right of way; thence southwesterly along said right of way, South 51°46' West 300.00 feet to the Point of Beginning.

The Basis of Bearing of this description is Land Partition 55-00, situate in Section 5, 6 and 8 of Township 38 South, Range 11 East, and Section 32 of Township 37 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

All that portion conveyed to the State of Oregon by and through its Department of Transportation recorded April 5, 2013 in Volume 2013-003642 and Volume 2013-003643, Records of Klamath County, Oregon.