

2018-012304

Klamath County, Oregon

Grantors' names and address:
Trustees of both the Loyd Walker Reed and
Virginia Mae Reed Trusts
9630 Hill Road
Klamath Falls, Oregon 97603



00230043201800123040070075

10/08/2018 11:07:20 AM

Fee: \$112.00

Send Tax Statements to:
No Change.

After recording return to person recording
or Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, Oregon, 97601

Returned at Counter

- BARGAIN AND SALE DEED -

David Walker Reed and Michael Montgomery Reed, as Trustees of the Loyd Walker Reed Trust, and David Walker Reed, Michael Montgomery Reed, as Trustees of the Virginia Mae Reed Trust, Grantors, conveys to EMCD Reed LLC, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

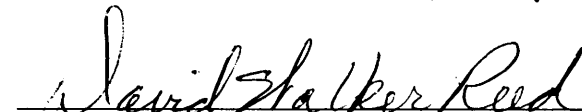
Each and every parcel, more particularly described in Exhibits A, B and C attached hereto and incorporated herein.


SUBJECT TO AND EXCEPTING: Liens, encumbrances of records and those apparent upon the land, and easements, assessments and obligations, if any for irrigation districts or associations.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, as funding Grantor's Living Trust.

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, AND 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.

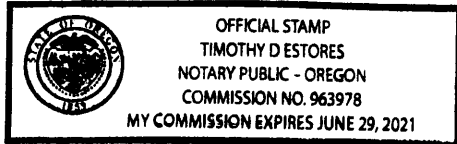
Dated this 28th day of September, 2018.



David Walker Reed, Trustee of Loyd Walker
Reed Trust and Trustee of the Virginia Mae
Reed Trust


Michael Montgomery Reed, Trustee of Loyd
Walker Reed Trust and Trustee of Virginia
Mae Reed Trust

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 28th day of September, 2018, the above named David Walker Reed, who stated that he was the Trustee of the above named Trusts, and acknowledged the foregoing instrument to be his voluntary act and deed, as Trustee and under authority of each of said Trusts.

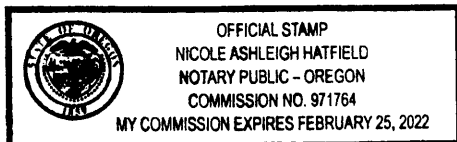


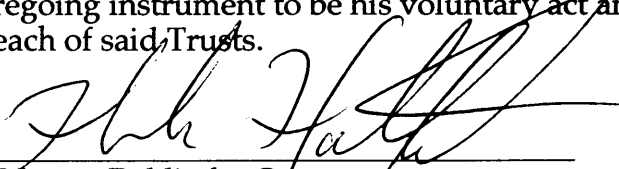


Notary Public for Oregon
My Commission expires:

STATE OF OREGON, County of Clackamas) ss.

Personally appeared before me this 3 day of October, 2018, the above named **Michael Montgomery Reed**, who stated that he was the Trustee of the above named Trusts, and acknowledged the foregoing instrument to be his voluntary act and deed, as Trustee and under authority of each of said Trusts.





Notary Public for Oregon
My Commission expires: 02/25/2022

"Home Place"

File No. 260387AM

Government Lots 9, 10, 11 and the SE1/4 NE1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of Hill Road.

EXCEPTING THEREFROM the following parcel of land:

Beginning at an iron pin located South 276.5 feet from the Northeast corner of said Section 31, said point being on the Southerly boundary of the County Road; thence South 311.9 feet to an iron pin; thence South 69° 30' West 294.9 feet to an iron pin on the Easterly boundary of the County Road; thence Northerly and Easterly following the Easterly and Southerly boundary of said County Road to the point of beginning;

ALSO EXCEPTING that portion of Lot 10, lying North of Lost River, AND ALSO EXCEPTING those portions deeded to The United States of America for ditches and canals.

File No. 255683AM

"Wong Road"

Parcel A:

Lots 1 and 2 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described tract:

Beginning at the Northwest corner of Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian; thence Easterly along the Northerly line of said Lot 1, 325 feet to a point; thence Southerly parallel with the Westerly line of said Lot 1, 400 feet to a point; thence Westerly parallel with the Northerly line of said Lot 1, 325 feet to a point on the Westerly line of said Lot 1; thence Northerly along the Westerly line of said Lot 1, 400 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of Government Lot 2 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, lying Southerly of existing transmission line.

ALSO EXCEPTING THEREFROM the following:

A parcel of land situated in Government Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at 5/8" rebar on the North line of Government Lot 1, from which a 5/8" rebar marking the Northwest corner of said Government Lot 1 bears South 89° 45' 24" West 325.00 feet; thence South 00° 05' 00" East 400 feet; parallel to the West line of Government Lot 1, to a 1/2" rebar; thence North 89° 45' 24" East 823.84 feet to a 1/2" rebar on the high right bank of Lost River; thence North 50° 18' 13" West 623.07 feet, along the surveyed meander line of the right bank of Lost River, to a 1/2 inch rebar on the North line of Government Lot 1; thence South 89° 45' 24" West 345.00 feet, along the North line of Government Lot 1, to the point of beginning.

Parcel B:

That portion of Government Lots 2 and 3 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, lying Southerly of existing transmission line, and a parcel of land being a portion of the North end of the SE1/4 SE1/4 of Section 20, more particularly described as follows:

Beginning at the Northwest corner of the said SE1/4 SE1/4 of Section 20; thence East 1333 feet to line between Sections 20 and 21; thence South 400 feet to drainage ditch of the U.S. Reclamation Service; thence following said ditch North 85° 30' West 1337 feet; thence North 295 feet to the place of beginning, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

File No. 260361AM

"Hill Road"

TRACT 1

That portion of Government Lot 3, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Easterly right of way of the Great Northern Railway Company right of way and the Klamath Irrigation District "G" Canal, and that portion of Government Lot 10 in Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Easterly right of way line of the Great Northern Railway Company right of way.

EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of Lot 10 of Section 17, Township 40 South, Range 10 East of the Willamette Meridian, said beginning point also being on the centerline of Hill Road and on the North line of Section 17, in said Township and Range; thence West on the North line of Section 17, 250.00 feet; thence South parallel to the center line of Hill Road 594.00 feet; thence East parallel to the North line of Section 17, 250 feet, more or less, to the centerline of Hill Road; thence North on the center line of Hill Road 594.00 feet, more or less, to the point of beginning, being in Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM

A parcel of land located in Government Lot 3, Section 8 and Government Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as shown on Record of Survey No. 5415 for Lot Line Adjustment No. 10-93, said parcel being more particularly described as follows:

Beginning at a point on the Section line common to said Sections 8 and 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, at its intersection with the Westerly right of way line of Hill Road, from which point the Northeast corner of said Section 17 bears North $89^{\circ} 55' 29''$ East 1360.49 feet; thence along the Section line South $89^{\circ} 55' 29''$ West 220.00 feet; thence South $00^{\circ} 26' 01''$ East 565.40 feet; thence South $87^{\circ} 16' 24''$ West 21.32 feet; thence North $00^{\circ} 45' 52''$ East 605.31 feet; thence North $89^{\circ} 13' 35''$ East 228.66 feet to the Westerly right of way line of Hill Road; thence South $00^{\circ} 26' 01''$ East 41.66 feet to the point of beginning.

TRACT 2

A parcel of land located in Government Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as shown on Record of Survey No. 5415 for Lot Line Adjustment No. 10-93, said parcel being more particularly described as follows:

Commencing at a point on the Westerly right of way line of Hill Road from which the Northeast corner of said Section 17 bears North 89° 55' 29" East 1360.49 feet; thence along said Westerly right of way line South 00° 26' 01" East 371.21 feet; thence South 00° 06' 20" West 183.99 feet to the true point of beginning for this parcel; thence South 87° 16' 24" West 218.44 feet; thence South 00° 26' 01" East 28.60 feet; thence North 89° 55' 29" East 217.91 feet to the Westerly right of way line of Hill Road; thence along said right of way line North 00° 06' 20" East 38.70 feet to the true point of beginning.