

2019-001696

Klamath County, Oregon

02/22/2019 03:15:01 PM

Fee: \$97.00

After recording return to:

Huycke O'Connor Jarvis, LLP
Attn: Daniel O'Connor
823 Alder Creek Drive
Medford, Oregon 97504

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

No Change.

**BARGAIN AND SALE DEED
(Property Line Adjustment)
File No. PLA 11-18
(Tract A)**

Wallace Family Farms, LLC, an Oregon limited liability company, and **Varney Creek Cinders, LLC**, an Oregon limited liability company, as Grantors, do hereby grant, bargain, sell and convey unto **Wallace Family Farms, LLC**, an Oregon limited liability company, as Grantee, all of that certain real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

The true consideration for this conveyance consists of, in its entirety, value given other than monetary consideration, receipt of which is acknowledged and accepted by the undersigned. Specifically, this conveyance has been consummated pursuant to a property line adjustment approval issued by the Klamath County Planning Department (Klamath County File Number PLA 11-18).

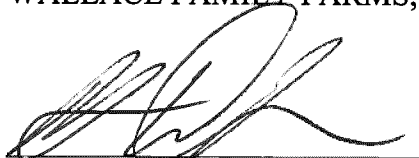
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

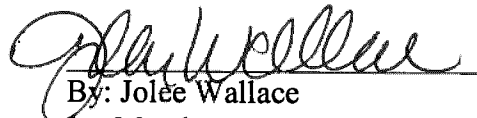
IN WITNESS WHEREOF and executed this 21st day of February 2019.

GRANTORS:

WALLACE FAMILY FARMS, LLC



By: Robert Wallace
Its: Member

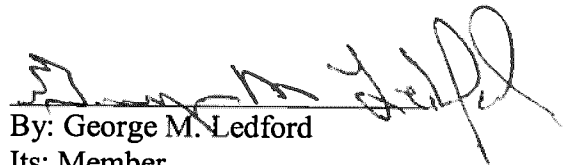


By: Jolee Wallace
Its: Member

VARNEY CREEK CINDERS, LLC



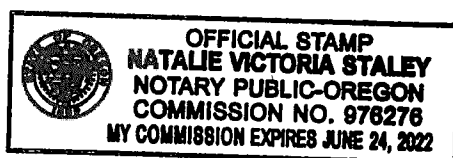
By: William D. Leavens
Its: Member



By: George M. Ledford
Its: Member

STATE OF OREGON)
) ss.
County of Jackson)

On February 21, 2019 personally appeared before me Robert Wallace as a Member of WALLACE FAMILY FARMS, LLC, an Oregon limited liability company, and acknowledged said instrument to be his voluntary act and deed.


Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Jackson)

On February 21, 2019 personally appeared before me Jolee Wallace as a Member of WALLACE FAMILY FARMS, LLC, an Oregon limited liability company, and acknowledged said instrument to be her voluntary act and deed.



A handwritten signature in black ink, appearing to read "Jolee Wallace", written over a horizontal line.

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Jackson)

On February 21, 2019 personally appeared before me William D. Leavens as a Member of VARNEY CREEK CINDERS, LLC, an Oregon limited liability company, and acknowledged said instrument to be his voluntary act and deed.

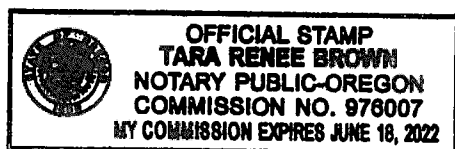


A handwritten signature in black ink, appearing to read "Tara R Brown", written over a horizontal line.

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Jackson)

On February 21, 2019 personally appeared before me George M. Ledford as a Member of VARNEY CREEK CINDERS, LLC, an Oregon limited liability company, and acknowledged said instrument to be his voluntary act and deed.



A handwritten signature in black ink, appearing to read "Tara R Brown", written over a horizontal line.

Notary Public for Oregon

EXHIBIT "A"

**LEGAL DESCRIPTION
OF
THE RECEIVING PARCEL OF PROPERTY LINE ADJUSTMENT 11-18,
AFTER ADJUSTMENT**

A PARCEL OF LAND SITUATED IN SECTION 16, T36S, R6E WM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SE 1/4 NW1/4 OF SAID SECTION 16,

THAT PORTION OF THE NE1/4 SW1/4 OF SAID SECTION 16, LYING NORTHERLY OF STATE HIGHWAY 140,

THAT PORTION OF THE NW1/4 SE1/4 OF SAID SECTION 16, LYING NORTHWESTERLY OF STATE HIGHWAY 140.

TOGETHER WITH:

THAT PORTION OF PARCEL 1 OF "LAND PARTITION 26-08" LYING WESTERLY OF THE CENTERLINE OF STATE HIGHWAY 140.