

RECORDING REQUESTED BY:  
GVM Law

**When Recorded Mail Document and  
Tax Statement To:**

John Rice  
Fort Baker Ranch Co.  
600 Showers Pass Road  
Kneeland CA, 95549

**Escrow No.**  
**Title Order No.**

**2019-001975**

Klamath County, Oregon



00236424201900019750050056

03/05/2019 09:17:20 AM

Fee: \$102.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The under signed Grantor(s) declare(s)

Document Transfer Tax: \$ 0.00\*

City Transfer Tax: \$ 0.00

- ☐ Computed on full value of property conveyed, or  
☐ Computed on full value less value of liens or encumbrances remaining at time of sale,  
☐ Unincorporated Area City of

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**  
FORT BAKER RANCH LLC, AN OREGON LIMITED LIABILITY COMPANY.

hereby **GRANT(S)** to  
FORT BAKER RANCH CO., A CALIFORNIA CORPORATION


the following described real property in the City of  
County of Klamath

State of Oregon:

See attached Exhibit A.

FORT BAKER RANCH LLC  
An Oregon limited liability company

By: FORT BAKER RANCH CO.  
A California Corporation, its Sole Member

  
By: JOHN C. RICE, its President

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

ORS 93.040

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

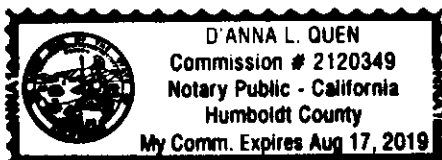
**CERTIFICATE OF ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
 ) ss  
COUNTY OF Humboldt )

On Feb 19, 2019, before me, D'Anna L. Quen, a notary public, personally appeared JOHN RICE, who proved to me on the basis of satisfactory evidence to be the **person(s)** whose **name(s)** ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized **capacity(ies)**, and that by his/~~her/their~~ **signature(s)** on the instrument, the **person(s)**, or the entity upon behalf of which the **person(s)** acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS MY HAND AND OFFICIAL SEAL

D'Anna L. Quen  
Notary Public in and for Said State

## **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  $76^{\circ} 10' 1/2''$  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  $87^{\circ} 36' 3/4''$  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  $14^{\circ} 27' 1/2''$  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  $9^{\circ} 32' 1/2''$  East 114.6 feet; thence South  $3^{\circ} 05'$  West 167.2 feet; thence South  $23^{\circ} 07'$  West 96.8 feet; thence South  $35^{\circ} 08' 1/2''$  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  $48^{\circ} 14' 1/2''$  West 243.8 feet; thence South  $89^{\circ} 37' 1/2''$  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  $1/2$  East of the Willamette Meridian, Klamath County, Oregon:

Section 27: W $1/2$  SW $1/4$

Section 28: SW $1/4$  SW $1/4$ , N $1/2$  SW $1/4$ , N $1/2$  SE $1/4$

Section 29: SE $1/4$  SE $1/4$

Section 32: E $1/2$  NE $1/4$ , NE $1/4$  SE $1/4$

Section 33: NW $1/4$ , S $1/2$  NE $1/4$ , NE $1/4$  NE $1/4$ , SE $1/4$ , N $1/2$  SW $1/4$ , SE $1/4$  SW $1/4$

Section 34: W $1/2$  NW $1/4$ , W $1/2$  SW $1/4$

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

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.