

After recording return to:

Plum Ridge Farms, LLC
5817 Havencrest Drive
Klamath Falls, OR 97603

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

Plum Ridge Farms, LLC
5817 Havencrest Drive
Klamath Falls, OR 97603

2019-012699
Klamath County, Oregon



00249479201900126990020026

10/30/2019 01:27:58 PM

Fee: \$87.00

STATUTORY
BARGAIN AND SALE DEED

Thomas R. Bocchi and Jenise M. Bocchi, husband and wife, Grantor, conveys to, Plum Ridge Farms, LLC, an Oregon limited liability company, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:


See Exhibit "A" attached hereto and made a part hereof.

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)

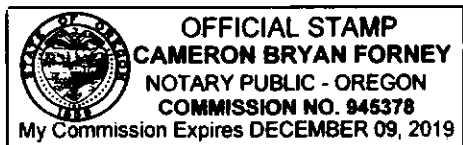
Dated this 23 day of October, 2019.

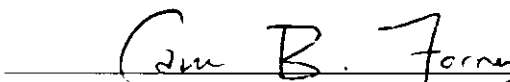

Thomas R. Bocchi


Jenise M. Bocchi

STATE OF OREGON }
County of Klamath } ss

This instrument was acknowledged before me on this 23 day of October, 2019
by Thomas R. Bocchi and Jenise M. Bocchi.




Notary Public for the State of Oregon

My commission expires: 12/9/19

"Exhibit A"

PARCEL 1:

Vacated Blocks 1, 2, 3, 20, 21, 22, 23, 24, 25, 42, 43, 44 and a portion of Block 45, together with the vacated streets adjacent to said Block of "East Klamath Falls", situated in the E1/2 NE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 28; thence West, along the North line of said Section 28, 564 feet, more or less, to a point on the East right of way line of Oregon Avenue; thence South, along the said East right of way line, 1810 feet, more or less, to a point on the North right of way line of Allen Street; thence East, along the said North right of way line, 520 feet, more or less, to a point on the East right of way line of Ross Avenue; thence South, along the said East right of way line, 406 feet, more or less, to a point on the Northwesterly right of way line of Old Fort Road; thence N43°08'E, along the said Northwesterly right of way line, 64 feet, more or less, to a point on the East line of said Section 28; the North, along the said East line, 2169 feet, more or less, to the point of beginning.

PARCEL 2:

Vacated Lots 1, 2, 15 and 16, Block 19, of EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 3:

Lots 1 through 16, Block 33, of EAST KLAMATH FALLS, together with the adjacent portion of vacated Pine Street, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 4:

Lots 1, 2 and 3, Block 35 of EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 5:

Lots 1, 2, 3, 4, 5 and 16, Block 34 of EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 6:

Lots 12 through 15, Block 34 of EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 7:

Vacated Lots 4 and 11, Block 4, of 1st ADDITION TO EAST KLAMATH FALLS, situated in the SE1/4 SE1/4 of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 8:

Lots 1 through 16, Block 39 of EAST KLAMATH FALLS, together with the adjacent portion of vacated Park Street, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 9:

Vacated Lot 4, Block 66 of EAST KLAMATH FALLS, AND Lots 5 and 6, Block 66 of EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 10:

A portion of vacated EAST KLAMATH FALLS, Blocks 46 through 50 and adjacent vacated streets per deed volume 272, page 590 of the Klamath County Deed Records; Lots 1, 2, 3, 14, 15 and 16, Block 51 and adjacent vacated streets per deed volume 272, page 590 of the Klamath County Deed Records; Blocks 61 through 64 and adjacent vacated streets per deed volume 272, page 590 of the Klamath County Deed Records; Lots 1, 2, 3, 4, 10, 11 and 12, Block 65, and adjacent vacated streets per deed volume 272, page 590 of the Klamath County Deed Records.