

## Klamath County, Oregon

**Fee: \$92.00**

Send tax statements to:  
Sand Hills Farms, LLC  
626 S 7<sup>th</sup> Street  
Klamath Falls, OR 97601

Pamela L. Hantzmon, as Successor Trustee of the  
Lee D. Reddington Decedent's Trust  
7633 Booth Road  
Klamath Falls, OR 97603

Sand Hills Farms, LLC  
626 S 7th Street  
Klamath Falls, OR 97601

Notary Public for Oregon  
My Commission expires: 8/21/2021

## EXHIBIT "A"

### Parcel #1:

The NW 1/4 NW 1/4 of Section 18 lying Northeasterly of the drain ditch as now located across said premises. The NE 1/4 NW 1/4 of Section 18, lying Southwesterly of the South Pacific Railway right of way. EXCEPTING THEREFROM that portion conveyed to Thomas F. O'Brien by Deed recorded in Deed Volume 264 at page 554, Deed Records of Klamath County, Oregon.

The NE 1/4 SW 1/4 of Section 18, lying Northerly of the #5 Drain as now located across said premises. The SE 1/4 NW 1/4 of Section 18, lying Southwesterly of the Southern Pacific Railway right of way, all in Township 40 South, Range 10 East of the Willamette Meridian.

TOGETHER WITH Easements for irrigation purposes as follows:

1. An easement 15.00 feet in width adjacent to but Westerly of the North-South center-of-section line in Section 18, Township 40, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at the intersection of the North-South center-of-section line of said Section 18 with the Northeasterly right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39); thence North 00 degrees 23' 45" West along said North-South center-of-section line 1220.56 feet to the point of beginning for this description; thence continuing North 00 degrees 23' 45" West along said center-of-section line 441.49 feet; thence leaving said center-of-section line West 15.00 feet; thence South 00 degrees 23' 45" East parallel to but 15.00 feet Westerly of said center-of-section line 441.65 feet to an existing fence; thence North 89 degrees 22' 48" East along said fence 15.00 feet to the point of beginning.
2. An easement located in Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at the intersection of the North-South center-of-section line of said Section 18 with the Northeasterly right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39); thence North 00 degrees 23' 45" West along said North-South center-of-section line 1220.56 feet to the point of beginning for this description; thence leaving said North-South center-of-section line South 89 degrees 22' 48" West along an existing fence 696.24 feet; thence leaving said fence South 00 degrees 41' 58" East, 149.21 feet to the Northeast right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39); thence South 33 degrees 27' 04" East along said right-of-way line, 83.18 feet; thence leaving said right-of-way line North 00 degrees 41' 58" West 204.10 feet; thence North 89 degrees 22' 48" East parallel to but 15.00 feet Southerly of said existing fence, 651.16 feet to said North-South center-of-section line; thence North 00 degrees 23' 45" West along said center-of-section line 15.00 feet to the point of beginning.
3. An easement 20.00 feet in width located in Section 7 and Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, the centerline of which is more particularly described as follows: Commencing at the intersection of an existing East-West fence with the Northeasterly right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39) from which the East quarter corner of said Section 18 bears South 54 degrees 24' 25" East 4271.20 feet; thence South 33 degrees 27' 04" East along said right-of-way line 39.25 feet to the point of beginning for this description; thence leaving said right-of-way line North 73 degrees 40' East 70.41 feet; thence North 42 degrees 28' East 54.10 feet; thence North 00 degrees 41' 58" West 1457.95 feet to the South right-of-way line of Elliott Road in said Section 7 marking the terminus of this easement.

Parcel #2:

A parcel of land situated in the NW 1/4 of Section 18, T 40S R 10E, W.M., Klamath County, Oregon being more particularly described as follows: Beginning at a 3/4" iron pipe on the westerly right of way line of the 5-A Drain, from which the southeast corner of said Section 18 bears S 38 degrees 22' 29" E, 5079.40 feet; thence southerly along said right of way line following courses and distances: S 48 degrees 26' 04" E, 513.80 feet; S 46 degrees 18' 37" E, 121.62 feet; S 23 degrees 44' 51" E, 80.50 feet; S 15 degrees 49' 15" W, 38.89 feet; S 33 degrees 16' 40" W, 43.00 feet; S 51 degrees 20' 25" W, 68.17 feet; thence continuing along said right of way line and the extension thereof S 73 degrees 46' 32" W, 434.67 feet to a 3/4" iron pipe; thence NORTH, 735.99 feet to the point of beginning, containing 5.00 acres more or less.

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