

2020-007572

Klamath County, Oregon

06/22/2020 11:16:15 AM

Fee: \$102.00

AFTER RECORDING, RETURN TO:

Fort Klamath Properties LLC
PO Box 430
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Fort Klamath Properties LLC
PO Box 430
Medford, OR 97501

**BARGAIN AND SALE DEED FOR PROPERTY LINE ADJUSTMENT
(Deed 1 of 3)**

Root Ranch LLC, an Oregon limited liability company ("**Grantor**"), conveys to **Fort Klamath Properties LLC**, an Oregon limited liability company ("**Grantee**"), all of Grantor's interest in and to the real estate situated in Klamath County, Oregon and legally described as follows (the "**Property**"):

An area of land in the Southeast quarter of Section 13, Township 34 South, Range 7.5 East, Willamette Meridian, Klamath County, Oregon. Being a portion of the land described in Deed Document No. 2017-012664, and more particularly described as follows:

Beginning at the Southeast corner of said Section; thence North 89°47'47" West 1329.92 feet along the South line of said section; thence North 01°28'32" West 887.36 feet; thence South 82°42'52" East 280.40 feet; thence North 63°06'03" East 73.41 feet; thence South 89°09'13" East 70.45 feet; thence South 67°23'14" East 132.06 feet; thence South 27°56'59" 102.22 feet; thence South 37°07'34" 70.83 feet; thence South 89°26'47" East 130.24 feet; thence North 78°56'29" East 122.33 feet; thence North 75°23'09" East 168.50 feet; thence South 82°17'43" East 174.43 feet; thence North 50°46'17" East 147.51 feet to a 5/8" iron rod marking the Northwest corner of the land described in Deed Document No. 2017-012665; thence along the West line of said deed record, South 01°46'56" East 825.87 feet to the point of beginning.

Containing 24.00 acres more or less.

The Property is shown on the attached Exhibit A.

The true consideration for this conveyance is \$0 and other good and valuable consideration.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished: (1) the name of the parties to this deed are ROOT RANCH LLC, an

Oregon limited liability company, as Grantor, and FORT KLAMATH PROPERTIES LLC, an Oregon limited liability company, as Grantee; (2) the deed by which ROOT RANCH LLC, an Oregon limited liability company, acquired title to the Property was recorded on November 22, 2019 as Instrument No. 2019-013696, Klamath County, Oregon as corrected by a Correction Statutory Warranty Deed in favor of ROOT RANCH LLC recorded on April 15, 2020, as Instrument No. 2020-004840 (3) in accordance with ORS 92.060(8), monuments are not required to be set as the Property and Grantor's abutting property are greater than 10 acres.

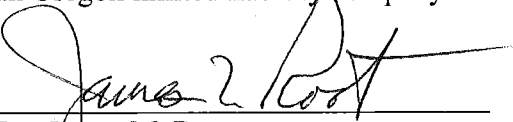
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

[Signatures Follow]

DATED as of this 20 day of April, 2020.

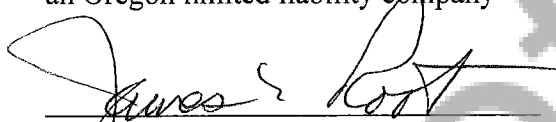
GRANTOR

ROOT RANCH LLC,
an Oregon limited liability company


By: James M. Root
Title: Manager

GRANTEE

FORT KLAMATH PROPERTIES LLC,
an Oregon limited liability company


By: James M. Root
Title: Manager

[Acknowledgements Follow]

STATE OF Oregon)
COUNTY OF Jackson)

The foregoing instrument was acknowledged before me this 4/20, 2020 by James M. Root, to me known to be the Manager of Root Ranch LLC, on behalf of the limited liability company.



Kelli Hogenson
Notary Public: Oregon
My Commission expires: 2/4/24

STATE OF Oregon)
COUNTY OF Jackson)

The foregoing instrument was acknowledged before me this 4/20, 2020 by James M. Root, to me known to be the Manager of Fort Klamath Properties LLC, on behalf of the limited liability company.



Kelli Hogenson
Notary Public: Oregon
My Commission expires: 2/4/24

EXHIBIT-A

04/07/2020

LEGEND

— PROPERTY LINE

