

2020-007576

Klamath County, Oregon

06/22/2020 11:34:45 AM

Fee: \$102.00

After Recording, Return To:

Root Ranch LLC
PO Box 430
Medford, OR 97501

Until a change is requested,

Send all tax statements to:

Root Ranch LLC
PO Box 430
Medford, OR 97501

BARGAIN AND SALE DEED

(Deed 2 of 3)

ROOT RANCH LLC, an Oregon limited liability company ("**Grantor**") conveys to **ROOT RANCH LLC**, an Oregon limited liability company ("**Grantee**"), the real property described in the attached Exhibit A and shown on the attached Exhibit B.

The true consideration for this conveyance is other property or value which was either part or the whole consideration.

This Deed, together with the deed executed by Grantor in favor of Fort Klamath Properties LLC ("**Fort Klamath**"), an Oregon limited liability company and recorded in the Records of Klamath County, Oregon immediately before this Deed, and the deed executed by Fort Klamath in favor of Fort Klamath immediately after this deed, is given to complete a property line adjustment approved by Klamath County, File No. PLA 14-19.

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.

DATED this 20 day of April, 2020.

GRANTOR:

ROOT RANCH LLC,
an Oregon limited liability company

By: _____

James M. Root, Manager

GRANTEE:

ROOT RANCH LLC,
an Oregon limited liability company

By: _____

James M. Root, Manager

[Acknowledgments appear on next page]

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 Root Ranch LLC, on behalf of the limited liability company.



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

EXHIBIT A

Legal Description

An area of land in the Southeast quarter of Section 13, Township 34 South, Range 7.5 East, and the Southwest quarter of Section 18, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

The land described in Deed Document No. 2017-012664, excepting therefrom:

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.

Exhibit A

EXHIBIT-B

04/07/2020

