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RECORDING REQUESTED BY,
WHEN RECORDED, RETURN TO,
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IS REQUESTED, SEND ALL TAX
STATEMENTS TO:

Shanda Asset Management LLC
2735 Sand Hill Road, Suite 140
Menlo Park, CA 94025

2021-001146

Klamath County, Oregon

01/26/2021 08:44:01 AM

Fee: \$102.00

STATUTORY BARGAIN AND SALE DEED
(Property Line Adjustment Project No. PLA 14-20)

Hondo Quarries, LLC an Oregon limited liability company, as Grantor, conveys to Shanda Asset Management LLC, a Delaware limited liability company, as Grantee, the real property described on the attached Exhibit A.

The purpose of this Statutory Bargain and Sale Deed (this "Deed") is to effectuate the property line adjustment approved by the Klamath County Planning Department, Klamath County, Oregon under Project No. PLA 14-20.

The references to the original recorded documents required under ORS 92.190(4) are as follows: Document No. 2014-002028 (Grantor), Official Records, Klamath County, Oregon and Document No. 2017-009648 Official Records, Klamath County, Oregon (Grantee).

The consideration for this transfer in terms of dollars is \$0.00, but includes other good and valuable consideration given.

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.

GRANTOR:

Hondo Quarries, LLC, an Oregon limited liability company

By: 

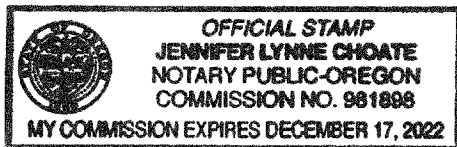
Name: Howard M. Day


Title: Manager

STATE OF Oregon

COUNTY OF Deschutes

This instrument was acknowledged before me on January 11, 2021 by Howard M. Day as Manager of Hondo Quarries, LLC, an Oregon limited liability company, on behalf of the company.




Notary Public for Oregon

Print Name: Jennifer L. Choate

My Commission Expires: 12/17/2022

EXHIBIT A
LEGAL DESCRIPTION

PARCEL "A" - HONDO QUARRIES, LLC TO SHANDA ASSET MANAGEMENT HOLDINGS

A parcel of land being portion of Government Lot 2 and the N1/2 of Government Lot 3 of Section 19, Township 24 South, Range 8 East of the Willamette Meridian, lying southwesterly of the southerly right of way line of the Crescent Cutoff Road, Klamath County, Oregon, more particularly described as follows:

BEGINNING at the W1/4 corner of said Section 19 (also being the **Point of Beginning**), monumented by a 2 1/2" General Land Office brass cap, from which the northwest corner of said Section 19, monumented by a 3 1/2" General Land Office brass cap, bears North 01°35'33" East, a distance of 2543.80 feet;

Thence North 01°35'33" East, coincident with the west line of said Government Lot 2, distance of 55.78 feet to the southerly right of way line of the Crescent Cutoff Road;

Thence South 43°42'36" East, coincident with said southerly right of way line, a distance of 773.16 feet to the beginning of a tangent curve to the left;

Thence southeasterly along the arc of said curve to the left, coincident with said southerly right of way line, an arc distance of 276.20 feet, said curve having a radius of 3419.66 feet, a central angle of 04°37'40", and a chord bearing of South 46°01'26" East a distance of 276.13 feet to the south line of said N1/2 of Government Lot 3;

Thence North 87°34'13" West, coincident with said south line, a distance of 747.39 feet to the southwest corner of said N1/2 of Government Lot 3;

Thence North 01°03'12" East, coincident with the west line of said N1/2 of Government Lot 3, a distance of 663.28 feet the **POINT OF BEGINNING**.

The above described parcel contains 263,985 square feet or 6.06 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is North 01°35'33" East between the W1/4 corner and the northeast corner of said Section 19.

PARCEL "C" - HONDO QUARRIES, LLC TO SHANDA ASSET MANAGEMENT HOLDINGS

A parcel of land being portion of the NE1/4 SW1/4 of Section 19, Township 24 South, Range 8 East of the Willamette Meridian, lying southwesterly of the southerly right of way line of the Crescent Cutoff Road, Klamath County, Oregon, more particularly described as follows:

BEGINNING at the southwest corner of said NE1/4 SW1/4 (SW 1/16) (also being the **Point of Beginning**), monumented by a 2" aluminum cap PLS 54624, from which the southeast corner of said NE1/4 SW1/4 (CS 1/16), monumented by a 2" aluminum cap PLS 54624, bears South 87°45'27" East, a distance of 1339.90 feet;

Thence North 01°17'53" East, coincident with the west line of said NE1/4 SW1/4, distance of 357.96 feet to the southerly right of way line of the Crescent Cutoff Road;

Thence South 65°46'17" East, coincident with said southerly right of way line, a distance of 400.84 feet to the beginning of a tangent curve to the left;

Thence southeasterly along the arc of said curve to the left, coincident with said southerly right of way line, an arc distance of 201.12 feet, said curve having a radius of 5808.55 feet, a central angle of 01°59'02", and a chord bearing of South 66°45'48" East, a distance of 201.11;

Thence South 67°45'19" East, coincident with said southerly right of way line, a distance of 227.32 feet to the beginning of a tangent curve to the right;

Thence southeasterly along the arc of said curve to the right, coincident with said southerly right of way line, an arc distance of 162.69 feet, said curve having a radius of 5203.59 feet, a central angle of 01°47'29", and a chord bearing of South 66°51'35" East, a distance of 162.69 to the south line of said NE1/4 SW1/4;

Thence North 87°45'27" West, coincident with said south line, a distance of 919.15 feet the **POINT OF BEGINNING**.

The above described parcel contains 161,411 square feet or 3.71 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is South 87°45'27" East between the southwest corner of said NE1/4 SW1/4 and the southeast corner of said NE1/4 SW1/4 of said Section 19.