

Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

439127AM

RECORDING REQUESTED BY,
WHEN RECORDED, RETURN TO,
AND UNTIL A CHANGE OF ADDRESS
IS REQUESTED, SEND ALL TAX
STATEMENTS TO:

Hondo Quarries, LLC
95 Scalehouse Loop, #100
Bend, Oregon 97702
Attn: Mr. John Fournier

2021-001147

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)

Shanda Asset Management LLC, a Delaware limited liability company, as Grantor, conveys to Hondo Quarries, LLC an Oregon 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. 2017-009648 (Grantor), Official Records, Klamath County, Oregon and Document No. 2014-002028 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.

Return To:



{01064476;1}

Page 1 of 4

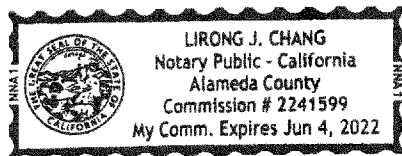
GRANTOR:

Shanda Asset Management LLC, a Delaware
limited liability company

By: [Signature]
Name: TIAN QIAO CHEN
Title: CHAIRMAN

STATE OF California
COUNTY OF San Mateo

This instrument was acknowledged before me on Jan 8th, 2021 by
Tian Qiao Chen as Chairman of Shanda Asset
Management LLC, a Delaware limited liability company, an behalf of the company.



[Signature]
Notary Public for Oregon
Print Name: Lirong J. Chang
My Commission Expires: 6/4/22

EXHIBIT A
LEGAL DESCRIPTION

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

A parcel of land being portion of the S1/2 of Government Lot 3 of Section 19, Township 24 South, Range 8 East of the Willamette Meridian, lying northeasterly of the northerly right of way line of the Crescent Cutoff Road, Klamath County, Oregon, more particularly described as follows:

BEGINNING at the northeast corner of said S1/2 of Government Lot 3 (C-N-SW 1/64) (also being the **Point of Beginning**), monumented by a 2" aluminum cap PLS 54624, from which the southeast corner of said S1/2 of Government Lot 3 (SW 1/16), monumented by a 2" aluminum cap PLS 54624, bears South 01°17'53" West, a distance of 659.14 feet;

Thence South 01°17'53" West, coincident with the east line of said S1/2 of Government Lot 3, distance of 229.52 feet to the northerly right of way line of the Crescent Cutoff Road;

Thence North 65°46'17" West, coincident with said northerly right of way line, a distance of 65.79 feet to the beginning of a tangent curve to the right;

Thence northwesterly along the arc of said curve to the right, coincident with said northerly right of way line, an arc distance of 290.30 feet, said curve having a radius of 1173.19 feet, a central angle of 14°10'40", and a chord bearing of North 58°40'57" West, a distance of 289.56 feet to the beginning of a compound curve to the right;

Thence northwesterly along the arc of said curve to the right, coincident with said northerly right of way line, an arc distance of 108.52 feet, said curve having a radius of 3353.66 feet, a central angle of 01°51'14", and a chord bearing of North 50°40'00" West, a distance of 108.52 feet to the north line of said S1/2 of Government Lot 3;

Thence South 87°34'13" East, coincident with said north line of said S1/2 of Government Lot 3, a distance of 396.86 feet the **POINT OF BEGINNING**.

The above described parcel contains 51,595 square feet or 1.18 acres, more or less.

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

The basis of bearings for this parcel is South 01°17'53" West between the northeast corner of said S1/2 of Government Lot 3 and the southeast corner of said S1/2 of Government Lot 3 of said Section 19.

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

A parcel of land being a portion of the SE1/4 SE1/4 of Section 19, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

COMMENCING at the southeast corner of said SE1/4 SE1/4 (SE corner Section 19), monumented by a 2 1/2" USDA-Forest Service aluminum cap, from which the E1/4 corner of said Section 19, monumented by a 2" aluminum cap PLS 54624, bears North 01°33'37" East, a distance of 2583.91 feet;

Thence North 01°33'37" East, coincident with the east line of said SE1/4 SE1/4, a distance of 1291.96 feet to the northeast corner of said SE1/4 SE1/4;

Thence North 87°45'31" West, coincident with the north line of said SE1/4 SE1/4, a distance of 724.98 feet to the **POINT OF BEGINNING**;

Thence South 01°31'08" West, parallel with the west line of said SE1/4 SE1/4, a distance of 611.72 feet;

Thence North 87°45'31" West, parallel with said north line, a distance of 611.72 feet to said west line;

Thence North 01°31'08" East, coincident with said west line, a distance of 611.72 feet to the northwest corner of said SE1/4 SE1/4;

Thence South 87°45'31" East, coincident with said north line, a distance of 611.72 feet to the **POINT OF BEGINNING**.

The above described parcel contains 374,170 square feet or 8.59 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°33'37" East between the southeast corner of said SE1/4 SE1/4 and the E1/4 corner of said Section 19.