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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

**2021-001150**

**Klamath County, Oregon**

01/26/2021 09:26:01 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 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 resulting parcel, as approved by PLA 14-20 is as described on Exhibit A.

The references to the original recorded documents required under ORS 92.190(4) are as follows: Document Nos. 2017-009648, Official Records, Klamath County, Oregon and Document Nos. 2021-001146 Official Records, Klamath County, Oregon.

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:

Shanda Asset Management LLC, a Delaware  
limited liability company

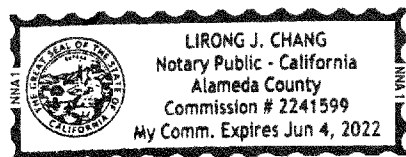
By: 

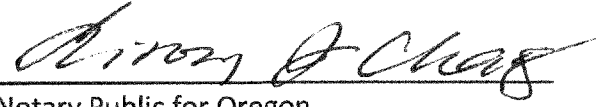
Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF California  
COUNTY OF San Mateo

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



  
Notary Public for Oregon  
Print Name: Lirong J. Chang  
My Commission Expires: 6/4/2022

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Shanda Resulting Parcel**

Parcels 1, 2 and 3, Partition No. 34-08, recorded December 23, 2008 in Volume 2008, page 16774, Official Records of Klamath County, Oregon

*Together with:*

**Parcel A**

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**.

*Together with*

**Parcel C:**

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**.